

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11/6 Huckson Street, Dandenong Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$480,000

&

\$528,000

Median sale price

Median price

\$600,000

Property Type

Townhouse

Suburb

Dandenong

Period - From

08/07/2023

to

07/07/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	24 Everitt St DANDENONG 3175	\$585,000	07/06/2024
2	61 Alex Scott Way DANDENONG 3175	\$555,000	17/05/2024
3	2/10 Hemmings St DANDENONG 3175	\$480,000	12/06/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/07/2024 23:26



Property Type: Flat

Agent Comments

Comparable Properties



24 Everitt St DANDENONG 3175 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 07/06/2024

Property Type: Townhouse (Single)



61 Alex Scott Way DANDENONG 3175 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 17/05/2024

Property Type: Townhouse (Single)



2/10 Hemmings St DANDENONG 3175 (REI)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 12/06/2024

Property Type: Townhouse (Single)

Land Size: 106 sqm approx