

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

4/22 HEMMINGS STREET DANDENONG VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Other

Suburb

Dandenong

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

1/22 HEMMINGS STREET DANDENONG VIC 3175	\$680,000	-
2/71 JONES ROAD DANDENONG VIC 3175	\$699,500	09-Mar-24
28 STEVEN STREET DANDENONG VIC 3175	\$680,000	06-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 24 June 2024



**1/22 HEMMINGS STREET
DANDENONG VIC 3175**

- - -

Sold Price **\$680,000** Sold Date -

Distance **0.03km**



**2/71 JONES ROAD DANDENONG
VIC 3175**

3 2 2

Sold Price **\$699,500** Sold Date **09-Mar-24**

Distance **0.93km**



**28 STEVEN STREET DANDENONG
VIC 3175**

3 2 2

Sold Price **\$680,000** Sold Date **06-Sep-23**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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