

## 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

4/26 HAMMOND ROAD DANDENONG VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

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

4/36 HAMMOND ROAD DANDENONG VIC 3175	\$425,000	12-Feb-24
3/93 CLEELAND STREET DANDENONG VIC 3175	\$435,000	19-Mar-24
3/89 ANN STREET DANDENONG VIC 3175	\$430,000	18-Apr-24

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: 05 June 2024



**4/36 HAMMOND ROAD  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$425,000** Sold Date **12-Feb-24**

Distance **0.14km**



**3/93 CLEELAND STREET  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$435,000** Sold Date **19-Mar-24**

Distance **1.81km**



**3/89 ANN STREET DANDENONG  
VIC 3175**

 2  1  1

Sold Price <sup>RS</sup> **\$430,000** Sold Date **18-Apr-24**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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