

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

4/6 HUTTON 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

\$270,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/12 HUTTON STREET DANDENONG VIC 3175	\$305,000	29-Jun-23
15/5-7 POTTER STREET DANDENONG VIC 3175	\$288,000	05-Feb-23
3/20 CLOSE AVENUE DANDENONG VIC 3175	\$300,000	25-Mar-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: 03 August 2023



**1/12 HUTTON STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$305,000** Sold Date **29-Jun-23**

Distance **0.04km**



**15/5-7 POTTER STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$288,000** Sold Date **05-Feb-23**

Distance **0.48km**



**3/20 CLOSE AVENUE
DANDENONG VIC 3175**

 2  1  -

Sold Price **\$300,000** Sold Date **25-Mar-23**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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