

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

5/40-42 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2023

to

30 Jun 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

7/40-42 HEMMINGS STREET DANDENONG VIC 3175	\$270,000	26-Mar-24
10/31-35 POTTER STREET DANDENONG VIC 3175	\$260,000	16-Oct-23
1/21 POTTER STREET DANDENONG VIC 3175	\$280,000	18-Oct-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: 09 July 2024



**7/40-42 HEMMINGS STREET
 DANDENONG VIC 3175**

 2  1  1

Sold Price **\$270,000** Sold Date **26-Mar-24**

Distance **0.02km**



**10/31-35 POTTER STREET
 DANDENONG VIC 3175**

 2  1  1

Sold Price **\$260,000** Sold Date **16-Oct-23**

Distance **0.08km**



**1/21 POTTER STREET DANDENONG
 VIC 3175**

 2  1  1

Sold Price **\$280,000** Sold Date **18-Oct-23**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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