

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/34 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$361,000

*House

*Unit

X

Suburb

Dandenong

Period-from

01 Jun 2018

to

31 May 2019

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

14/69-71 Potter Street Dandenong VIC 3175	\$445,000	22-May-19
2/3 High Street Dandenong VIC 3175	\$470,000	19-Feb-19
3/3 High Street Dandenong VIC 3175	\$470,000	19-Feb-19

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.~~

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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AREASPECIALIST

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14/69-71 Potter Street Dandenong
VIC 3175

2 2 1

Sold Price

^{RS} \$445,000

Sold Date

22-May-19

Distance

0.4km



2/3 High Street Dandenong VIC
3175

2 1 1

Sold Price

^{RS} \$470,000 ^{UN}

Sold Date

19-Feb-19

Distance

0.51km



3/3 High Street Dandenong VIC
3175

2 1 1

Sold Price

^{RS} \$470,000

Sold Date

19-Feb-19

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/34 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

*House

*Unit

Suburb

Dandenong

Period-from

01 Jun 2018

to

31 May 2019

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

14/69-71 Potter Street Dandenong VIC 3175	\$445,000	22-May-19
2/3 High Street Dandenong VIC 3175	\$470,000	19-Feb-19
3/3 High Street Dandenong VIC 3175	\$470,000	19-Feb-19

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.~~

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14/69-71 Potter Street Dandenong VIC 3175

Sold Price

^{RS} **\$445,000**

Sold Date

22-May-19

 2  2  1

Distance

0.4km



2/3 High Street Dandenong VIC 3175

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date

19-Feb-19

 2  1  1

Distance

0.51km



3/3 High Street Dandenong VIC 3175

Sold Price

^{RS} **\$470,000**

Sold Date

19-Feb-19

 2  1  1

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or
locality and postcode

Unit 3 34 Hemmings Street, Dandenong 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 \$* 500,000 & \$ 550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 361,000 *House *Unit Suburb or locality Dandenong
Period - From Jan 19 to Jun 19 Source Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 2/25 Grace Avenue Dandenong	\$ 542,000	19-Apr-19
2 8/46 Wedge Street, Dandenong	\$ 535,000	11-Apr-19
310 Jacks Place, Dandenong	\$ 510,000	23-Feb-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.