# 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

63 Hemmings Street Dandenong VIC 3175

#### Indicative selling price

Mediar (\*Delete

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

Single Price		or range between	\$620,000	&	\$680,000	
n sale price e house or unit as app	plicable)					

Median Price	\$570,000	Prope	Property type		House	Suburb	Dandenong
Period-from	01 Oct 2018	to	30 Sep 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
10 Seventh Avenue Dandenong VIC 3175	\$712,000	17-Aug-19
14 Herbert Street Dandenong VIC 3175	\$720,000	12-Oct-19
1 Wallace Avenue Dandenong VIC 3175	\$670,000	16-Sep-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.

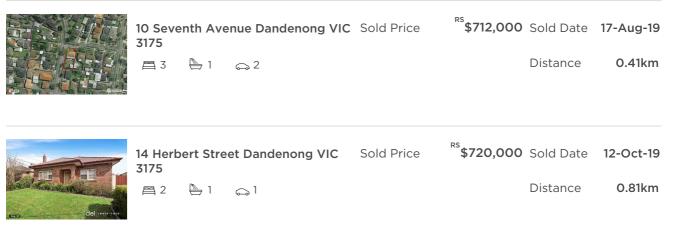
This Statement of Information was prepared on: 14 October 2019



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1 Walla 3175	ce Avenue Dandenong VIC		Sold Price	<sup>RS</sup> \$670,000	Sold Date	16-Sep-19
<b>=</b> 3	ا	G 3			Distance	1.01km

#### RS = Recent sale UN = Undisclosed Sale

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