

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

55 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,500

Property type

House

Suburb

Dandenong

Period-from

01 Apr 2022

to

31 Mar 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

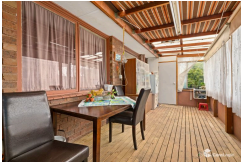
Date of sale

14 SUNSET GROVE DANDENONG VIC 3175	\$840,000	22-Feb-23
59 HEMMINGS STREET DANDENONG VIC 3175	\$760,000	18-Mar-23
15 ASH GROVE DANDENONG VIC 3175	\$1,395,000	25-Feb-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: 27 April 2023



14 SUNSET GROVE DANDENONG VIC 3175

4 2 1

Sold Price

^{RS} **\$840,000**

Sold Date

22-Feb-23

Distance

1.35km



59 HEMMINGS STREET DANDENONG VIC 3175

3 1 4

Sold Price

^{RS} **\$760,000**

Sold Date

18-Mar-23

Distance

0.03km



15 ASH GROVE DANDENONG VIC 3175

5 3 2

Sold Price

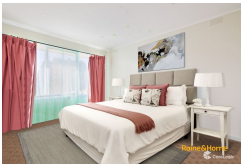
^{RS} **\$1,395,000**

Sold Date

25-Feb-23

Distance

1.37km



54 GOODMAN DRIVE NOBLE PARK VIC 3174

3 1 1

Sold Price

\$750,000

Sold Date

28-Feb-23

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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