



Statement of Information

Sections 47AF of the Estate Agents Act 1980

17/40-42 Hemmings Street, DANDENONG 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$235,000 - \$245,000

Median sale price

Median **Unit** for **DANDENONG** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

\$320,000


Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

13/7 Keys Street, Dandenong 3175	Price \$242,500 Sold 11 August 2017
5/16 Close Avenue, Dandenong 3175	Price \$242,000 Sold 15 July 2017
6/40 Hemmings Street, Dandenong 3175	Price \$235,000 Sold 12 May 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

 Stephen Lamb

03 9791 5922
0421 045 460

s.lamb@mclennanrealestate.com.au



McLennan Real Estate Pty Ltd

118 Walker Street,
Dandenong VIC 3175