



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 17/40-42 Hemmings Street, DANDENONG 3175

Unit

2 beds

1 baths

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 kilometres 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

### Additional Information

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](mailto:s.lamb@mcLennanrealestate.com.au)

**McLennan**

SALES & RENTALS  
118 Wender Street  
Dandenong VIC 3175  
P: 039 791 5922  
F: 039 225 2336

Dandenong VIC 3175