



Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/38 Hammond Road,
DANDENONG 3175

Unit



3 beds



2 baths



1 parking

Indicative selling price

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

Single price \$ 475,000

Median sale price

Median **Unit** for **DANDENONG** for period **May 2017 - Jun 2017**
Sourced from realestate.com.au.

\$ 430,500

Comparable property sales

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 the most comparable to the property for sale.

10/55-57 Hammond Road, Price \$ 470,000 Sold 08 June 2017
Dandenong 3175

2/64 Ross Street, Price \$ 423,000 Sold 09 June 2017
Dandenong 3175

3/49 Hemmings Street, Price \$ 520,000 Sold 30 May 2017
Dandenong 3175

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 realestate.com.au.

Contact agents

 Alex Simule

03 9771 0102
0412 889 173

alex@justrealtyinternational.com.au



Just Realty International

31C Langhorne Street,
Dandenong VIC 3175