

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

12/55 Clow 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

\$260,000

&

\$286,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2021

to

31 Jan 2022

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

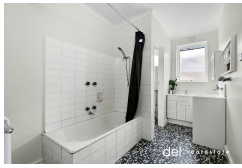
Date of sale

7/55 Clow Street Dandenong VIC 3175	\$290,000	19-Nov-21
13/57 Clow Street Dandenong VIC 3175	\$260,000	21-Jan-22
4/4-6 Keys Street Dandenong VIC 3175	\$315,500	05-Oct-21

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: 23 February 2022



7/55 Clow Street Dandenong VIC 3175

Sold Price

\$290,000

Sold Date

19-Nov-21

 2

 1

 1

Distance

-



13/57 Clow Street Dandenong VIC 3175

Sold Price

^{RS} **\$260,000**

Sold Date

21-Jan-22

 2

 1

 1

Distance

0.08km



4/4-6 Keys Street Dandenong VIC 3175

Sold Price

\$315,500

Sold Date

05-Oct-21

 2

 1

 1

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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