

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

13/57 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

\$275,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,750

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/101 McCrae Street Dandenong VIC 3175	\$398,000	21-Apr-21
3/3 Close Avenue Dandenong VIC 3175	\$295,000	21-May-21
3/64-66 Scott Street Dandenong VIC 3175	\$305,000	16-Jun-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: 07 October 2021



2/101 McCrae Street Dandenong VIC 3175

2 1 1

Sold Price **\$398,000** Sold Date **21-Apr-21**

Distance **0.91km**

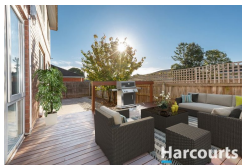


3/3 Close Avenue Dandenong VIC 3175

2 1 1

Sold Price **\$295,000** Sold Date **21-May-21**

Distance **0.83km**



3/64-66 Scott Street Dandenong VIC 3175

2 1 1

Sold Price **\$305,000** Sold Date **16-Jun-21**

Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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