

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

32/57 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2020

to

31 Oct 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

12/32 Stud Road Dandenong VIC 3175	\$450,000	23-Sep-21
6/9 McFarlane Crescent Dandenong VIC 3175	\$345,000	26-Oct-21
4/6-10 Close Avenue Dandenong VIC 3175	\$317,000	21-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: 01 November 2021



12/32 Stud Road Dandenong VIC 3175

Sold Price

^{RS} **\$450,000**

Sold Date

23-Sep-21

 2  2  1

Distance

0.27km



6/9 McFarlane Crescent Dandenong VIC 3175

Sold Price

^{RS} **\$345,000**

Sold Date

26-Oct-21

 2  1  1

Distance

0.56km



4/6-10 Close Avenue Dandenong VIC 3175

Sold Price

^{RS} **\$317,000**

Sold Date

21-Oct-21

 2  1  1

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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