

## 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

15/55 CLOW STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2022

to

31 Oct 2023

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

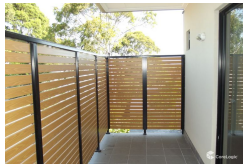
Date of sale

8/38 KING STREET DANDENONG VIC 3175	\$300,000	26-Sep-23
10/38 KING STREET DANDENONG VIC 3175	\$302,000	30-Aug-23
37/39 KING STREET DANDENONG VIC 3175	\$335,000	02-Oct-23

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 November 2023



## 8/38 KING STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$300,000** Sold Date **26-Sep-23**

Distance **0.13km**



## 10/38 KING STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$302,000** Sold Date **30-Aug-23**

Distance **0.13km**



## 37/39 KING STREET DANDENONG VIC 3175

2 1 1

Sold Price <sup>RS</sup> **\$335,000** Sold Date **02-Oct-23**

Distance **0.18km**



## 2/3 MARKET STREET DANDENONG VIC 3175

2 2 -

Sold Price **\$305,000** Sold Date **04-Sep-23**

Distance **0.38km**



## 13/60-62 HERBERT STREET DANDENONG VIC 3175

2 1 -

Sold Price <sup>RS</sup> **\$280,000** Sold Date **15-Nov-23**

Distance **0.43km**



## 22/44 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price <sup>RS</sup> **\$330,000** Sold Date **06-Nov-23**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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