

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/157 Cleeland Street Dandenong, 3175
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Indicative selling price

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

Range between	\$365,000 & \$399,000
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Median sale price

Median price	\$365,250	Property Type	UNIT	Suburb	DANDENONG
Period - From	31-Jan-2022	to	30-Jan-2023	Source	realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	3/36 Bruce St, Dandenong	\$390,000	07-Feb-2023
2	1/3 Market St, Dandenong	\$370,000	31-Jan-2023
3	1/36 Hammond Rd, Dandenong	\$399,000	09-Dec-2022

This statement of information was prepared on 19-Apr-2023 at 9:48:28 AM EST