

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

1/14 CLEMENT 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

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2021

to

30 Sep 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

23/57 CLOW STREET DANDENONG VIC 3175	\$425,000	23-Jun-22
6/3-5 CLEMENT STREET DANDENONG VIC 3175	\$490,000	24-Feb-22
3/80 CLOW STREET DANDENONG VIC 3175	\$418,000	12-Nov-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: 10 October 2022



**23/57 CLOW STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$425,000** Sold Date **23-Jun-22**

Distance **0.25km**



**6/3-5 CLEMENT STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$490,000** Sold Date **24-Feb-22**

Distance **0.11km**



**3/80 CLOW STREET DANDENONG
VIC 3175**

2 1 1

Sold Price **\$418,000** Sold Date **12-Nov-21**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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