

## 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

158 CLEELAND STREET DANDENONG VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 2024

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

7 OSWALD STREET DANDENONG VIC 3175	\$665,000	06-Apr-24
131 CLEELAND STREET DANDENONG VIC 3175	\$740,000	03-Jun-24
28 OSWALD STREET DANDENONG VIC 3175	\$645,000	19-Jul-24

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: 11 October 2024



## 7 OSWALD STREET DANDENONG VIC 3175

2 1 1

Sold Price

**\$665,000**

Sold Date **06-Apr-24**

Distance **0.08km**



## 131 CLEELAND STREET DANDENONG VIC 3175

10 - 6

Sold Price

**\$740,000**

Sold Date **03-Jun-24**

Distance **0.25km**



## 28 OSWALD STREET DANDENONG VIC 3175

6 2 2

Sold Price

<sup>RS</sup> **\$645,000**

Sold Date **19-Jul-24**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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