

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

20/57 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2020

to

30 Apr 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

15/69 Clow Street Dandenong VIC 3175	\$390,000	25-Feb-21
4/28 Stud Road Dandenong VIC 3175	\$366,000	12-Jan-21
7/41-43 Bruce Street Dandenong VIC 3175	\$440,000	07-Feb-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: 12 May 2021



15/69 Clow Street Dandenong VIC 3175

Sold Price

\$390,000

Sold Date

25-Feb-21

3

2

1

Distance

0.24km



4/28 Stud Road Dandenong VIC 3175

Sold Price

\$366,000

Sold Date

12-Jan-21

2

1

1

Distance

0.25km



7/41-43 Bruce Street Dandenong VIC 3175

Sold Price

\$440,000

Sold Date

07-Feb-21

3

1

2

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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