

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

1/113 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2021

to

31 May 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

3/89 ANN STREET DANDENONG VIC 3175	\$430,000	28-Feb-22
13B TI-TREE DRIVE DOVETON VIC 3177	\$440,000	14-May-22
11/35 HERBERT STREET DANDENONG VIC 3175	\$412,308	27-Feb-22

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: 16 June 2022



3/89 ANN STREET DANDENONG VIC 3175

Sold Price **\$430,000** Sold Date **28-Feb-22**

 2  1  1

Distance **0.92km**

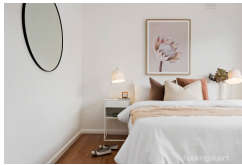


13B TI-TREE DRIVE DOVETON VIC 3177

Sold Price ^{RS} **\$440,000** Sold Date **14-May-22**

 2  1  1

Distance **1.34km**



11/35 HERBERT STREET DANDENONG VIC 3175

Sold Price **\$412,308** Sold Date **27-Feb-22**

 2  1  1

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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