

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

1/85 CLEELAND 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,500

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

7/34 ANN STREET DANDENONG VIC 3175	\$325,000	11-Jan-21
3/79 CLEELAND STREET DANDENONG VIC 3175	\$321,000	06-Dec-21
10/35 HERBERT STREET DANDENONG VIC 3175	\$320,000	30-Apr-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: 09 June 2022



7/34 ANN STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$325,000

Sold Date

11-Jan-21

Distance

0.06km


3/79 CLEELAND STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$321,000

Sold Date

06-Dec-21

Distance

0.07km


10/35 HERBERT STREET DANDENONG VIC 3175

 1
  1
  1

Sold Price

\$320,000

Sold Date

30-Apr-22

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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