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

3-85 Cleeland Street, Dandenong Vic 3175

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betweer	\$370,000		&		\$407,000			
Median sale p	rice							
Median price	\$410,000	Pro	operty Type	Unit			Suburb	Dandenong
Period - From	17/12/2023	to	16/12/2024		So	urce	Property	/ Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/37 Bruce St DANDENONG 3175	\$380,000	11/11/2024
2	1/52 Cleeland St DANDENONG 3175	\$400,000	21/10/2024
3	3/22 Olive St DANDENONG 3175	\$385,000	12/08/2024

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 six months.

This Statement of Information was prepared on:

17/12/2024 10:54

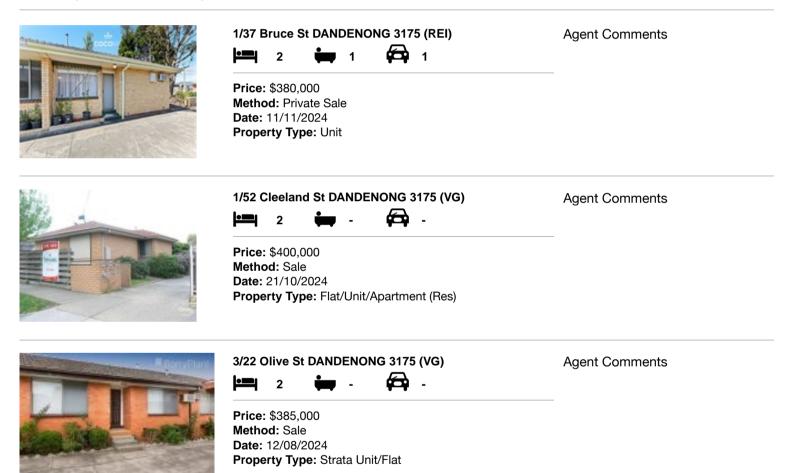






Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$370,000 - \$407,000 Median Unit Price 17/12/2023 - 16/12/2024: \$410,000

Comparable Properties



Account - Boutique Estate Agency | P: 03 9795 8889 | F: 03 9795 8869



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