

## 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

1/99 CLOW STREET DANDENONG VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2022

to

30 Apr 2023

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 1/3 ARATULA STREET DANDENONG VIC 3175 | \$550,000 | 17-Nov-22 |
| 2/3 ARATULA STREET DANDENONG VIC 3175 | \$550,000 | 17-Nov-22 |
| 5/3 ARATULA STREET DANDENONG VIC 3175 | \$550,000 | 17-Nov-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: 08 May 2023



### 1/3 ARATULA STREET DANDENONG VIC 3175

3 2 2

Sold Price **\$550,000** Sold Date **17-Nov-22**

Distance **0.15km**



### 2/3 ARATULA STREET DANDENONG VIC 3175

3 2 1

Sold Price Sold Date **17-Nov-22**

Distance **0.15km**



### 5/3 ARATULA STREET DANDENONG VIC 3175

3 2 2

Sold Price Sold Date **17-Nov-22**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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