

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

10/60-62 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 2024

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

10/60-62 HERBERT STREET DANDENONG VIC 3175	\$330,000	08-Jan-24
10/41-43 KING STREET DANDENONG VIC 3175	\$285,000	17-Apr-24
9/35-37 STUD ROAD DANDENONG VIC 3175	\$293,000	19-May-24

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: 29 May 2024



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10/60-62 HERBERT STREET
DANDENONG VIC 3175

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Sold Price **\$330,000** Sold Date **08-Jan-24**

Distance **0.17km**

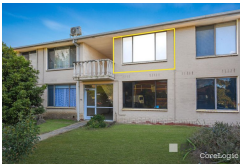


10/41-43 KING STREET
DANDENONG VIC 3175

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Sold Price ^{RS} **\$285,000** Sold Date **17-Apr-24**

Distance **0.43km**



9/35-37 STUD ROAD DANDENONG
VIC 3175

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Sold Price ^{RS} **\$293,000** Sold Date **19-May-24**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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