

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

5/57 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

\$280,000

&

\$308,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2021

to

31 Aug 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

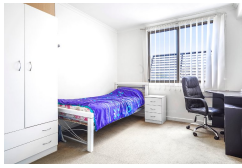
Date of sale

6/9 KING STREET DANDENONG VIC 3175	\$292,000	08-Jul-22
16/57-59 CLEELAND STREET DANDENONG VIC 3175	\$280,000	06-Apr-22
1/1 CLOSE AVENUE DANDENONG VIC 3175	\$300,000	27-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: 12 September 2022



6/9 KING STREET DANDENONG VIC 3175

Sold Price

^{RS} **\$292,000**

Sold Date

08-Jul-22
 2  1  1

Distance

0.36km


16/57-59 CLEELAND STREET DANDENONG VIC 3175

Sold Price

\$280,000

Sold Date

06-Apr-22
 2  1  1

Distance

0.6km


1/1 CLOSE AVENUE DANDENONG VIC 3175

Sold Price

^{RS} **\$300,000** ^{UN}

Sold Date

27-Apr-22
 2  1  1

Distance

0.79km
RS = Recent sale

UN = Undisclosed Sale

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