

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

12/55 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

\$285,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2023

to

31 Jan 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

12/61-63 CLOW STREET DANDENONG VIC 3175	\$290,000	07-Dec-23
8/38 KING STREET DANDENONG VIC 3175	\$300,000	26-Sep-23
9/23 EDITH STREET DANDENONG VIC 3175	\$275,000	12-Dec-23

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: 19 February 2024



**12/61-63 CLOW STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$290,000** Sold Date **07-Dec-23**

Distance **0.07km**



**8/38 KING STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price **\$300,000** Sold Date **26-Sep-23**

Distance **0.17km**



**9/23 EDITH STREET DANDENONG
VIC 3175**

 1  1  -

Sold Price **\$275,000** Sold Date **12-Dec-23**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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