

## 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

11/57 CLOW STREET DANDENONG VIC 3175

### Indicative selling price

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

Single Price

or range  
between

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2023

to

30 Nov 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

1/52 CLEELAND STREET DANDENONG VIC 3175	\$400,000	21-Oct-24
3/22 OLIVE STREET DANDENONG VIC 3175	\$385,000	12-Aug-24
1/103 MCCRAE STREET DANDENONG VIC 3175	\$418,000	04-Sep-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: 30 December 2024



**1/52 CLEELAND STREET  
DANDENONG VIC 3175**

2 1 2

Sold Price **\$400,000** Sold Date **21-Oct-24**

Distance **0.48km**



**3/22 OLIVE STREET DANDENONG  
VIC 3175**

2 1 1

Sold Price **\$385,000** Sold Date **12-Aug-24**

Distance **0.45km**



**1/103 MCCRAE STREET  
DANDENONG VIC 3175**

3 1 1

Sold Price **\$418,000** Sold Date **04-Sep-24**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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