

## 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

18/61-63 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

\$275,000

&

\$300,000

### 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

12/61-63 CLOW STREET DANDENONG VIC 3175	\$290,000	07-Dec-23
12/55 CLOW STREET DANDENONG VIC 3175	\$280,000	20-Feb-24
15/55 CLOW STREET DANDENONG VIC 3175	\$300,000	13-Feb-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: 31 May 2024



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

2 1 1

Sold Price **\$290,000** Sold Date **07-Dec-23**

Distance **0.02km**



## 12/55 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$280,000** Sold Date **20-Feb-24**

Distance **0.07km**



## 15/55 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$300,000** Sold Date **13-Feb-24**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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