

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

20/57-59 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

\$439,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2021

to

31 May 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

3/7 HEMMINGS STREET DANDENONG VIC 3175	\$285,000	20-Feb-22
16/57-59 CLEELAND STREET DANDENONG VIC 3175	\$280,000	06-Apr-22
9/57-59 CLEELAND STREET DANDENONG VIC 3175	\$270,000	22-Mar-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.

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**3/7 HEMMINGS STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$285,000** Sold Date **20-Feb-22**

Distance **0.47km**



**16/57-59 CLEELAND STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$280,000** Sold Date **06-Apr-22**

Distance **-**



**9/57-59 CLEELAND STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$270,000** Sold Date **22-Mar-22**

Distance **-**

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

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