

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	21/57 Clow Street Dandenong, 3175
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$350,000.00 & \$385,000.00
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### Median sale price

Median price	\$380,000.00	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From	01-Jun-2021	to	01-May-2022	Source	realstate

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	20/57 CLOW STREET DANDENONG VIC 3175	\$368,000.00	19-Jan-2022
2	30/57 CLOW STREET DANDENONG VIC 3175	\$392,000.00	09-Nov-2021
3	18/57 CLOW STREET DANDENONG VIC 3175	\$350,000.00	30-Nov-2021

This statement of information was prepared on 04-Jul-2022 at 10:51:05 AM EST