

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

15/60-62 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

\$415,750

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/42 Princes Highway Dandenong VIC 3175	\$290,000	27-Jul-21
17/23 Edith Street Dandenong VIC 3175	\$300,000	13-Apr-21
4/35 Ann Street Dandenong VIC 3175	\$310,000	08-May-21

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: 16 September 2021



2/42 Princes Highway Dandenong VIC 3175

2 1 1

Sold Price

^{RS} \$290,000

Sold Date

27-Jul-21

Distance

0.26km



17/23 Edith Street Dandenong VIC 3175

2 1 1

Sold Price

\$300,000

Sold Date

13-Apr-21

Distance

0.29km



4/35 Ann Street Dandenong VIC 3175

2 1 1

Sold Price

\$310,000

Sold Date

08-May-21

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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