

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

2/70 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2020

to

31 Oct 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

1/57 Herbert Street Dandenong VIC 3175	\$400,000	02-Oct-21
14/35 Herbert Street Dandenong VIC 3175	\$402,000	19-Jul-21
8/47 Stud Road Dandenong VIC 3175	\$400,000	26-Jun-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: 24 November 2021



1/57 Herbert Street Dandenong VIC 3175 Sold Price **\$400,000** Sold Date **02-Oct-21**

 2  1  1

Distance **0.13km**



14/35 Herbert Street Dandenong VIC 3175 Sold Price **\$402,000** Sold Date **19-Jul-21**

 2  1  1

Distance **0.19km**



8/47 Stud Road Dandenong VIC 3175 Sold Price **\$400,000** Sold Date **26-Jun-21**

 2  1  1

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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