

## 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

2/99 CLEELAND 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

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2024

to

31 Dec 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

5/35 HERBERT STREET DANDENONG VIC 3175	\$420,000	12-Jan-25
7/15 JAMES STREET DANDENONG VIC 3175	\$425,000	26-Aug-24
1/36 PICKETT STREET DANDENONG VIC 3175	\$430,000	21-Oct-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: 20 January 2025



**5/35 HERBERT STREET  
DANDENONG VIC 3175**

 2  1  -

Sold Price

<sup>RS</sup> **\$420,000**

Sold Date

**12-Jan-25**

Distance

**0.28km**



**7/15 JAMES STREET DANDENONG  
VIC 3175**

 2  1  -

Sold Price

**\$425,000**

Sold Date

**26-Aug-24**

Distance

**0.46km**



**1/36 PICKETT STREET  
DANDENONG VIC 3175**

 2  1  1

Sold Price

**\$430,000**

Sold Date

**21-Oct-24**

Distance

**0.99km**

RS = Recent sale

UN = Undisclosed Sale

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