

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

16/57 Clow 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2020

to

30 Jun 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

4/28 Stud Road Dandenong VIC 3175	\$366,000	12-Jan-21
3/104 David Street Dandenong VIC 3175	\$334,999	25-Apr-21
4/35 Ann Street Dandenong VIC 3175	\$320,000	03-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: 02 July 2021



4/28 Stud Road Dandenong VIC 3175

2 1 1

Sold Price

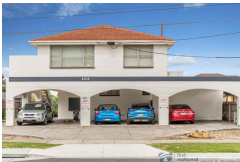
\$366,000

Sold Date

12-Jan-21

Distance

0.22km



3/104 David Street Dandenong VIC 3175

2 1 1

Sold Price

\$334,999

Sold Date

25-Apr-21

Distance

0.75km



4/35 Ann Street Dandenong VIC 3175

2 1 2

Sold Price

\$320,000

Sold Date

03-Jun-21

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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