

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

18/69 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2020

to

31 May 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

| | | |
|---|-----------|-----------|
| 21 Alex Scott Way Dandenong VIC 3175 | \$485,000 | 24-May-21 |
| 2/55-57 Hammond Road Dandenong VIC 3175 | \$465,000 | 19-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: 15 June 2021



21 Alex Scott Way Dandenong VIC 3175

Sold Price

^{RS} **\$485,000** ^{UN}

Sold Date

24-May-21

 3  1  1

Distance

1.57km



2/55-57 Hammond Road Dandenong VIC 3175

Sold Price

^{RS} **\$465,000** ^{UN}

Sold Date

19-May-21

 3  2  1

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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