## 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

#### 6/61-63 CLOW STREET DANDENONG VIC 3175

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	3/10/00	&	\$302,500
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$470,000	Property type	Unit	Suburb	Dandenong

31 Mar 2025

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Apr 2024

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.

to

Address of comparable property	Price	Date of sale
15/61-63 CLOW STREET DANDENONG VIC 3175	\$310,000	14-Jan-25
22/44 PRINCES HIGHWAY DANDENONG VIC 3175	\$300,000	22-Jan-25

#### 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.

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Corelogic

consumer.vic.gov.au

# CoreLogic

Jessejames Marinas

- P 03 8769 1888
- M 0431 108 933

E jmarinas@barryplant.com.au

	15/61-63 CLOW STREET DANDENONG VIC 3175 ☐ 2	Sold Price	<b>\$310,000</b> Sold Date <b>14-Ja</b> Distance	n-25 Okm
	22/44 PRINCES HIGHWAY DANDENONG VIC 3175	Sold Price	\$300,000 Sold Date 22-Ja	n-25
	🖴 2 🚔 1 🞧 1		Distance 0.7	2km

#### RS = Recent sale UN = Undisclosed Sale

-IBdyPar

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