

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/69 Clow Street Dandenong, 3175
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$330,000 & \$363,000
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Median sale price

Median price	\$408,000	Property Type	UNIT	Suburb	DANDENONG
Period - From	01-Dec-2021	to	06-Jan-2022	Source	realestate.com

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	7/4 Gwenda Street Dandenong Vic 3175	\$381,500	26-Nov-2021
2	9/4 Gwenda Street Dandenong Vic 3175	\$365,000	29-Oct-2021
3	425/80 Cheltenham Rd Dandenong Vic 3175	\$375,000	19-Nov-2021

This statement of information was prepared on 25-Jul-2022 at 9:43:18 AM EST