

## 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

4/111 CLOW 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)

Price Range:

\$342,000 to \$376,000

### Median sale price

Median price

\$320,000

House

Unit

X

Suburb

DANDENONG

Period

01 October 2016 to 30 September 2017

Source



### 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
1/11 FALKINER CRES, DANDENONG, VIC 3175	\$375,000	16/06/2017
4/31 BRYANTS RD, DANDENONG, VIC 3175	\$365,000	18/06/2017
6/81 JONES RD, DANDENONG, VIC 3175	Price Withheld	06/09/2017