

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

7/84 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2021

to

30 Jun 2022

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

3/89 ANN STREET DANDENONG VIC 3175	\$430,000	28-Feb-22
2/68 ANN STREET DANDENONG VIC 3175	\$445,000	31-Mar-22
11/35 HERBERT STREET DANDENONG VIC 3175	\$412,308	27-Feb-22

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: 19 July 2022



3/89 ANN STREET DANDENONG VIC 3175

2 1 1

Sold Price

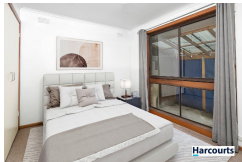
\$430,000

Sold Date

28-Feb-22

Distance

0.89km



2/68 ANN STREET DANDENONG VIC 3175

2 1 1

Sold Price

\$445,000

Sold Date

31-Mar-22

Distance

0.9km



11/35 HERBERT STREET DANDENONG VIC 3175

2 1 1

Sold Price

\$412,308

Sold Date

27-Feb-22

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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