

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

6/84 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

\$340,000

&

\$374,000

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

4/28 OLIVE STREET DANDENONG VIC 3175	\$344,000	01-Apr-22
4/6 ARATULA STREET DANDENONG VIC 3175	\$360,000	01-Feb-22
7/103 MCCRAE STREET DANDENONG VIC 3175	\$350,000	01-Jul-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: 22 July 2022



4/28 OLIVE STREET DANDENONG VIC 3175

Sold Price

\$344,000

Sold Date

01-Apr-22
 2  1  1

Distance

0.82km


4/6 ARATULA STREET DANDENONG VIC 3175

Sold Price

\$360,000

Sold Date

01-Feb-22
 2  1  1

Distance

0.2km


7/103 MCCRAE STREET DANDENONG VIC 3175

Sold Price

^{RS} **\$350,000**

Sold Date

01-Jul-22
 2  1  1

Distance

0.63km


4/16 ROBERT STREET DANDENONG VIC 3175

Sold Price

\$360,000

Sold Date

03-Feb-22
 2  1  1

Distance

0.88km
RS = Recent sale

UN = Undisclosed Sale

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