Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range between \$365,000 & \$399,000 Median sale price (*Delete house or unit as applicable) Median Price \$460,000 Property type Unit Suburb Dandenong Period-from 01 Mar 2024 to 28 Feb 2025 Source Corelogic Comparable property sales (*Delete A or B below as applicable)	Property offered for sal	е						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price or range between \$365,000 \$399,000 Median sale price (*Delete house or unit as applicable) Median Price \$460,000 Property type Unit Suburb Dandenong Period-from 01 Mar 2024 to 28 Feb 2025 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.	Including suburb and	6/57 CLOW STREET DANDENONG VIC 3175						
Single Price or range between \$365,000 & \$399,000 Median sale price (*Delete house or unit as applicable) Median Price \$460,000 Property type Unit Suburb Dandenong Period-from 01 Mar 2024 to 28 Feb 2025 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.	Indicative selling price				(*D			
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estate agent or agent's representative considers to be most comparable to the property for sale.	Comparable property s	ales (*Delete A	or B b	oelow as a	pplic	able)		
Address of comparable property Price Date of sale								
	Address of comparable property							Date of sale

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: 11 March 2025



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