

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

3/61-63 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2023

to

31 Mar 2024

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

13/3 MARKET STREET DANDENONG VIC 3175	\$275,000	24-Nov-23
POTTER STREET DANDENONG VIC 3175	\$315,500	28-Jan-24
123/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$282,000	23-Oct-23

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: 05 April 2024



**13/3 MARKET STREET
 DANDENONG VIC 3175**

 1  1  1

Sold Price **\$275,000** Sold Date **24-Nov-23**

Distance **0.45km**



**POTTER STREET DANDENONG VIC
 3175**

 1  1  1

Sold Price **\$315,500** Sold Date **28-Jan-24**

Distance **1.24km**



**123/80 CHELTENHAM ROAD
 DANDENONG VIC 3175**

 1  1  1

Sold Price **\$282,000** Sold Date **23-Oct-23**

Distance **1.49km**

RS = Recent sale UN = Undisclosed Sale

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