

## 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

10/60-62 CLEELAND 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) (\*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

\$455,000

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

9/9 KING STREET DANDENONG VIC 3175	\$305,000	14-Nov-23
10/60-62 HERBERT STREET DANDENONG VIC 3175	\$330,000	08-Jan-24
22/44 PRINCES HIGHWAY DANDENONG VIC 3175	\$330,000	06-Nov-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: 12 April 2024



**9/9 KING STREET DANDENONG  
VIC 3175**

 2  1  1

Sold Price **\$305,000** Sold Date **14-Nov-23**

Distance **0.16km**



**10/60-62 HERBERT STREET  
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$330,000** Sold Date **08-Jan-24**

Distance **0.17km**



**22/44 PRINCES HIGHWAY  
DANDENONG VIC 3175**

 2  1  1

Sold Price Sold Date **06-Nov-23**

Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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