

## 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

12/57 CLOW 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

\$320,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

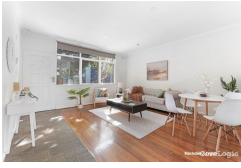
Date of sale

14/57 CLOW STREET DANDENONG VIC 3175	\$360,000	02-Apr-24
15/55 CLOW STREET DANDENONG VIC 3175	\$310,000	26-Feb-24
4/3 MARKET STREET DANDENONG VIC 3175	\$340,000	30-Jan-24

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: 24 May 2024



**14/57 CLOW STREET DANDENONG** Sold Price **\$360,000** Sold Date **02-Apr-24**  
**VIC 3175**

 2  1  -

Distance **0.02km**



**15/55 CLOW STREET DANDENONG** Sold Price <sup>RS</sup> **\$310,000** Sold Date **26-Feb-24**  
**VIC 3175**

 2  1  1

Distance **0.07km**



**4/3 MARKET STREET DANDENONG** Sold Price **\$340,000** Sold Date **30-Jan-24**  
**VIC 3175**

 2  2  -

Distance **0.4km**

RS = Recent sale      UN = Undisclosed Sale

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