

## 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

15/57-59 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

\$230,000

&

\$250,000

### 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

13/3 MARKET STREET DANDENONG VIC 3175	\$275,000	24-Nov-23
18/35 ANN STREET DANDENONG VIC 3175	\$280,000	20-Jan-24
7/38 KING STREET DANDENONG VIC 3175	\$255,000	12-Mar-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: 21 May 2024

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## 13/3 MARKET STREET DANDENONG VIC 3175

 1  1  1

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

Distance **0.19km**



## 18/35 ANN STREET DANDENONG VIC 3175

 1  1  -

Sold Price **\$280,000** Sold Date **20-Jan-24**

Distance **0.33km**



## 7/38 KING STREET DANDENONG VIC 3175

 1  1  1

Sold Price **\$255,000** Sold Date **12-Mar-24**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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