

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

18/61-63 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

\$289,000

&

\$317,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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

12/61-63 CLOW STREET DANDENONG VIC 3175	\$290,000	07-Dec-23
15/55 CLOW STREET DANDENONG VIC 3175	\$310,000	26-Feb-24
3/16 STUD ROAD DANDENONG VIC 3175	\$310,000	22-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: 18 April 2024



12/61-63 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$290,000** Sold Date **07-Dec-23**

Distance **0.02km**



15/55 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price ^{RS} **\$310,000** Sold Date **26-Feb-24**

Distance **0.07km**



3/16 STUD ROAD DANDENONG VIC 3175

2 1 1

Sold Price **\$310,000** Sold Date **22-Nov-23**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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