

## 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

23/57 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

\$440,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2021

to

31 Mar 2022

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

32/57 CLOW STREET DANDENONG VIC 3175	\$416,000	20-Jan-22
30/57 CLOW STREET DANDENONG VIC 3175	\$392,000	09-Nov-21

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: 13 April 2022



**32/57 CLOW STREET  
 DANDENONG VIC 3175**

 3  1  1

Sold Price **\$416,000** Sold Date **20-Jan-22**

Distance **0.05km**



**30/57 CLOW STREET  
 DANDENONG VIC 3175**

 3  1  1

Sold Price **\$392,000** Sold Date **09-Nov-21**

Distance **0.05km**

RS = Recent sale      UN = Undisclosed Sale

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