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 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	$310,000	&	$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Apr 2024	to	31 Mar 2025	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
15/61-63 CLOW STREET DANDENONG VIC 3175	$310,000	14-Jan-25
12 STUD ROAD DANDENONG VIC 3175	$326,000	08-Apr-25
12/44-46 POTTER STREET DANDENONG VIC 3175	$330,000	26-Mar-25

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: 22 April 2025

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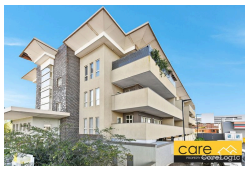

15/61-63 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price **$310,000** Sold Date **14-Jan-25**

Distance **0.08km**



12 STUD ROAD DANDENONG VIC 3175

2 1 1

Sold Price RS **$326,000** UN Sold Date **08-Apr-25**

Distance **0.15km**



12/44-46 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price **$330,000** Sold Date **26-Mar-25**

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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