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	158 CLEELAND 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	$729,000	&	$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$725,000	Property type	House	Suburb	Dandenong
Period-from	01 Sep 2021	to	31 Aug 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
50 JARVIS CRESCENT DANDENONG NORTH VIC 3175	$950,500	09-Jul-22
18 ROGERS STREET DANDENONG VIC 3175	$900,000	24-Aug-22
12 SIMPSON DRIVE DANDENONG NORTH VIC 3175	$685,000	06-Aug-22

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.~~

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50 JARVIS CRESCENT DANDENONG NORTH VIC 3175

4 2 2

Sold Price RS $950,500 Sold Date 09-Jul-22

Distance 0.75km



18 ROGERS STREET DANDENONG VIC 3175

5 2 2

Sold Price RS $900,000 Sold Date 24-Aug-22

Distance 0.69km



12 SIMPSON DRIVE DANDENONG NORTH VIC 3175

3 1 2

Sold Price RS $685,000 Sold Date 06-Aug-22

Distance 0.5km

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

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