

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

3/15 CLEMENT 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

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

2/13 PURDY AVENUE DANDENONG VIC 3175	\$565,500	14-Apr-22
89A HAMMOND ROAD DANDENONG VIC 3175	\$550,000	10-Aug-22
2/29 PICKETT STREET DANDENONG VIC 3175	\$600,000	27-May-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.~~

This Statement of Information was prepared on: 01 September 2022



2/13 PURDY AVENUE DANDENONG VIC 3175 Sold Price **\$565,500** Sold Date **14-Apr-22**

2 2 1

Distance **1.61km**

**89A HAMMOND ROAD
DANDENONG VIC 3175**

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **10-Aug-22**

2 2 1

Distance **2.05km**

**2/29 PICKETT STREET
DANDENONG VIC 3175**

Sold Price ^{RS} **\$600,000** Sold Date **27-May-22**

2 2 1

Distance **1.31km**

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

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