

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

605/80 Cheltenham Road 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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2021

to

31 Dec 2021

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

805/80 Cheltenham Road Dandenong VIC 3175	\$400,000	10-Aug-21
425/80 Cheltenham Road Dandenong VIC 3175	\$375,000	03-Nov-21
244/80 Cheltenham Road Dandenong VIC 3175	\$360,000	18-Oct-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: 01 January 2022



**805/80 Cheltenham Road
Dandenong VIC 3175**

2 2 1

Sold Price **\$400,000** Sold Date **10-Aug-21**

Distance -

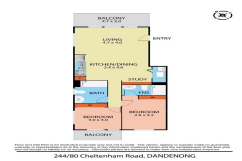


**425/80 Cheltenham Road
Dandenong VIC 3175**

2 2 1

Sold Price **\$375,000** Sold Date **03-Nov-21**

Distance -



**244/80 Cheltenham Road
Dandenong VIC 3175**

2 2 1

Sold Price ^{RS} **\$360,000** Sold Date **18-Oct-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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