

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

8/80 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2024

to

31 Dec 2024

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

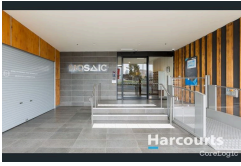
Date of sale

506/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$289,000	10-Sep-24
30/12 CLOSE AVENUE DANDENONG VIC 3175	\$285,000	19-Oct-24

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: 30 January 2025

**506/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

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Sold Price **\$289,000** Sold Date **10-Sep-24**Distance **0km****30/12 CLOSE AVENUE
DANDENONG VIC 3175**

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Sold Price **\$285,000** Sold Date **19-Oct-24**Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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