Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

703/80 CHELTENHAM ROAD DANDENONG VIC 3175						
see consumer.vic	c.gov.aı	u/underquoting (*	Delete single	orice or range	as applicable)	
		or range between	\$400,000	&	\$440,000	
ilicable)						
\$460,000	Property type		Unit	Suburb	Dandenong	
01 Oct 2023	to 30 Sep 2024		Sou	ce	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						
	see consumer.vio	see consumer.vic.gov.ar licable) \$460,000 Prop 01 Oct 2023 to ales (*Delete A or B I roperties sold within two s representative consider	see consumer.vic.gov.au/underquoting (* or range between licable) \$460,000 Property type 01 Oct 2023 to 30 Sep 2024 ales (*Delete A or B below as appliation of the strepresentative considers to be most consideration of the strepresentative considers to be most consideration.	see consumer.vic.gov.au/underquoting (*Delete single por range between \$400,000 licable) \$460,000 Property type Unit 01 Oct 2023 to 30 Sep 2024 Source (*Delete A or B below as applicable) roperties sold within two kilometres of the property for season representative considers to be most comparable to the	see consumer.vic.gov.au/underquoting (*Delete single price or range or range \$400,000 & licable) \$460,000 Property type Unit Suburb 01 Oct 2023 to 30 Sep 2024 Source see consumer.vic.gov.au/underquoting (*Delete single price or range \$400,000 & \$400,000 & Suburb 10 Suburb 11 Suburb 12 Source 13 Sep 2024 Source 14 Source 15 Sep 2024 Source 16 Sep 2024 Source 17 Suburb 18 Suburb 18 Source	

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: 16 October 2024



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