

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

348/80 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

\$239,000

&

\$262,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2023

to

31 Jan 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

3/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$249,999	20-May-23
323/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$245,000	25-Jul-23
237/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$247,500	14-Aug-23

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: 15 February 2024



**3/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price **\$249,999** Sold Date **20-May-23**

Distance **0km**



**323/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

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Sold Price **\$245,000** Sold Date **25-Jul-23**

Distance **0km**



**237/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

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Sold Price **\$247,500** Sold Date **14-Aug-23**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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