

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

5/80 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

\$700,000

Property type

House

Suburb

Dandenong

Period-from

01 Nov 2022

to

31 Oct 2023

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

118/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$285,000	07-Aug-23
706/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$285,000	14-Jun-23
123/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$282,000	01-Nov-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: 06 November 2023

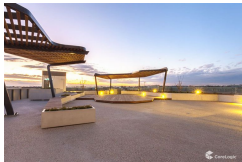


**118/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price **\$285,000** Sold Date **07-Aug-23**

Distance **0.01km**



**706/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price Sold Date **14-Jun-23**

Distance **0.01km**



**123/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price ^{RS} **\$282,000** Sold Date **01-Nov-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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