

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

502/80 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

\$280,000

&

\$308,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2024

to

31 Jan 2025

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

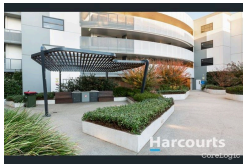
Date of sale

| | | |
|---|-----------|-----------|
| 11/80 CHELTENHAM ROAD DANDENONG VIC 3175 | \$280,000 | 22-Jun-24 |
| 421/80 CHELTENHAM ROAD DANDENONG VIC 3175 | \$295,000 | 18-Feb-25 |
| 16/80 CHELTENHAM ROAD DANDENONG VIC 3175 | \$292,500 | 06-Jul-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: 20 February 2025



11/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **\$280,000** Sold Date **22-Jun-24**

Distance **0km**



421/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price ^{RS} **\$295,000** Sold Date **18-Feb-25**

Distance **0km**



16/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **\$292,500** Sold Date **06-Jul-24**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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