

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

807/80 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2023

to

31 Mar 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

1/6 HUCKSON STREET DANDENONG VIC 3175	\$445,000	04-Oct-23
7/54-56 SCOTT STREET DANDENONG VIC 3175	\$442,000	24-May-23
8/54-56 SCOTT STREET DANDENONG VIC 3175	\$460,000	20-Jun-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: 08 April 2024

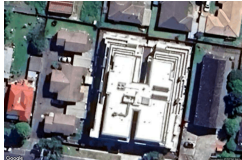


1/6 HUCKSON STREET DANDENONG VIC 3175

 2  2  1

Sold Price **\$445,000** Sold Date **04-Oct-23**

Distance **0.35km**



7/54-56 SCOTT STREET DANDENONG VIC 3175

 2  2  1

Sold Price **\$442,000** Sold Date **24-May-23**

Distance **0.66km**



8/54-56 SCOTT STREET DANDENONG VIC 3175

 2  2  -

Sold Price **\$460,000** Sold Date **20-Jun-23**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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