

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

216/80 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Dandenong

Period-from

01 Jun 2021

to

31 May 2022

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

137/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$380,000	29-May-21
104/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$370,000	10-May-21
325/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$380,100	03-May-21

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 June 2022



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**137/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 2 1

Sold Price **\$380,000** Sold Date **29-May-21**

Distance -



**104/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$370,000** Sold Date **10-May-21**

Distance -



**325/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 2 1

Sold Price **\$380,100** Sold Date **03-May-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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