

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

14/80 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

&

\$305,000

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

421/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$295,000	18-Feb-25
32/12 CLOSE AVENUE DANDENONG VIC 3175	\$294,000	22-Nov-24
7/12 CLOSE AVENUE DANDENONG VIC 3175	\$296,000	13-Oct-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



**421/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price

^{RS}

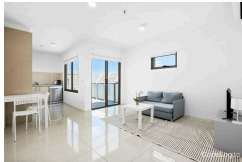
\$295,000

Sold Date

18-Feb-25

Distance

0km



**32/12 CLOSE AVENUE
DANDENONG VIC 3175**

1 1 1

Sold Price

\$294,000

Sold Date

22-Nov-24

Distance

1km



**7/12 CLOSE AVENUE DANDENONG
VIC 3175**

1 1 1

Sold Price

\$296,000

Sold Date

13-Oct-24

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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