Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

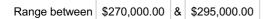
Address

Including suburb and postcode

409/80 Cheltenham Rd Dandenong, 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.



Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 | 2/40 Princes Highway Dandenong VIC 3175 | \$290,000.00 | 04-Nov-2021 |
| 2 | 110/80 Cheltenham Road Dandenong VIC 3175 | \$270,000.00 | 22-Dec-2021 |
| 3 | 114/80 Cheltenham Road Dandenong VIC 3175 | \$270,000.00 | 18-Jan-2022 |

This statement of information was prepared on 11-Mar-2022 at 12:14:19 PM EST