

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

603/80 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2021

to

30 Sep 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

803/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$450,000	28-Jul-22
301/54-56 SCOTT STREET DANDENONG VIC 3175	\$468,950	01-Aug-22
6/8-12 STANLEY STREET DANDENONG VIC 3175	\$395,000	11-May-22

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: 24 October 2022



**803/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 2 2

Sold Price **\$450,000** Sold Date **28-Jul-22**

Distance **0km**



**301/54-56 SCOTT STREET
DANDENONG VIC 3175**

2 2 1

Sold Price **\$468,950** Sold Date **01-Aug-22**

Distance **0.66km**



**6/8-12 STANLEY STREET
DANDENONG VIC 3175**

2 2 1

Sold Price ^{RS} **\$395,000** Sold Date **11-May-22**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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