

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

205/80 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

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2021

to

31 Oct 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

110/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$270,000	10-Dec-21
112/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$282,000	11-Apr-22
206/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$255,000	31-Oct-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: 21 November 2022



110/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **\$270,000** Sold Date **10-Dec-21**

Distance **0km**



112/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **\$282,000** Sold Date **11-Apr-22**

Distance **0km**



206/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 -

Sold Price ^{RS} **\$255,000** Sold Date **31-Oct-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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