

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

607/80 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

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2020

to

30 Nov 2021

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

144/80 Cheltenham Road Dandenong VIC 3175	\$390,000	09-Apr-21
805/80 Cheltenham Road Dandenong VIC 3175	\$400,000	10-Aug-21
4/67 Scott Street Dandenong VIC 3175	\$410,000	28-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 December 2021



**144/80 Cheltenham Road
Dandenong VIC 3175**

 2  2  1

Sold Price **\$390,000** Sold Date **09-Apr-21**

Distance -



**805/80 Cheltenham Road
Dandenong VIC 3175**

 2  2  1

Sold Price **\$400,000** Sold Date **10-Aug-21**

Distance -



**4/67 Scott Street Dandenong VIC
3175**

 2  2  1

Sold Price **\$410,000** Sold Date **28-May-21**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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