

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

9/80 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

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2021

to

31 Dec 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

13/80 Cheltenham Road Dandenong VIC 3175	\$268,000	18-Dec-21
110/80 Cheltenham Road Dandenong VIC 3175	\$270,000	22-Dec-21
406/80 Cheltenham Road Dandenong VIC 3175	\$269,999	23-Nov-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: 27 January 2022



**13/80 Cheltenham Road
Dandenong VIC 3175**

1 1 1

Sold Price **\$268,000** Sold Date **18-Dec-21**

Distance -



**110/80 Cheltenham Road
Dandenong VIC 3175**

1 1 1

Sold Price ^{RS} **\$270,000** Sold Date **22-Dec-21**

Distance -



**406/80 Cheltenham Road
Dandenong VIC 3175**

1 1 1

Sold Price **\$269,999** Sold Date **23-Nov-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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