

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

236/80 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 Dec 2021

to

30 Nov 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

107/8 PODMORE STREET DANDENONG VIC 3175	\$295,000	06-Oct-22
614/157 LONSDALE STREET DANDENONG VIC 3175	\$261,000	18-Oct-22
705/157 LONSDALE STREET DANDENONG VIC 3175	\$260,000	02-Nov-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: 05 December 2022



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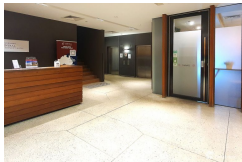


**107/8 PODMORE STREET
DANDENONG VIC 3175**

1 1 1

Sold Price **\$295,000** Sold Date **06-Oct-22**

Distance **1.29km**

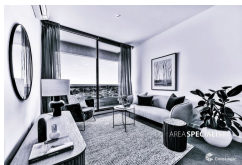


**614/157 LONSDALE STREET
DANDENONG VIC 3175**

1 1 1

Sold Price **\$261,000** Sold Date **18-Oct-22**

Distance **0.88km**



**705/157 LONSDALE STREET
DANDENONG VIC 3175**

1 1 1

Sold Price **\$260,000** Sold Date **02-Nov-22**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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