

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

342/80 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2021

to

31 May 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

705/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$360,000	25-Feb-22
3/19-27 CONNELL LANE DANDENONG VIC 3175	\$375,000	06-Aug-21
425/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$375,000	03-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: 21 June 2022



**705/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

 2  2  1

Sold Price **\$360,000** Sold Date **25-Feb-22**

Distance -



**3/19-27 CONNELL LANE
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$375,000** Sold Date **06-Aug-21**

Distance **0.07km**



**425/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

 2  2  1

Sold Price Sold Date **03-Nov-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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