

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

110/80 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$403,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2020

to

28 Feb 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

12/80 Cheltenham Road Dandenong VIC 3175	\$270,000	11-Mar-21
320/80 Cheltenham Road Dandenong VIC 3175	\$355,000	08-Dec-20
343/80 Cheltenham Road Dandenong VIC 3175	-	21-Jan-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: 17 March 2021



**12/80 Cheltenham Road
Dandenong VIC 3175**

1 1 1

Sold Price

^{RS} **\$270,000**

Sold Date

11-Mar-21

Distance

-



**320/80 Cheltenham Road
Dandenong VIC 3175**

2 2 1

Sold Price

\$355,000

Sold Date

08-Dec-20

Distance

-



**343/80 Cheltenham Road
Dandenong VIC 3175**

1 1 1

Sold Price

^{RS UN} -

Sold Date

21-Jan-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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