

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

425/80 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

\$365,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,750

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2020

to

31 Aug 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

137/80 Cheltenham Road Dandenong VIC 3175	\$380,000	29-May-21
144/80 Cheltenham Road Dandenong VIC 3175	\$390,000	09-Apr-21
104/80 Cheltenham Road Dandenong VIC 3175	\$370,000	10-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: 21 September 2021

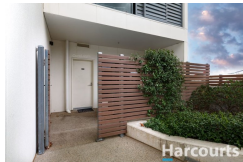


137/80 Cheltenham Road Dandenong VIC 3175

2 2 1

Sold Price **\$380,000** Sold Date **29-May-21**

Distance -



144/80 Cheltenham Road Dandenong VIC 3175

2 2 1

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

Distance -



104/80 Cheltenham Road Dandenong VIC 3175

2 1 1

Sold Price **\$370,000** Sold Date **10-May-21**

Distance -

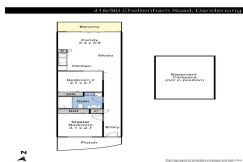


201/80 Cheltenham Road Dandenong VIC 3175

1 1 -

Sold Price **\$260,000** Sold Date **28-Jun-21**

Distance -



316/80 Cheltenham Road Dandenong VIC 3175

2 1 1

Sold Price **\$304,999** Sold Date **19-Apr-21**

Distance -



325/80 Cheltenham Road Dandenong VIC 3175

2 2 1

Sold Price **\$380,100** Sold Date **03-May-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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**411/80 Cheltenham Road
Dandenong VIC 3175**

2 1 1

Sold Price **\$360,000** Sold Date **26-Apr-21**

Distance -



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

2 2 1

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

Distance -



**5/19-27 Connell Lane Dandenong
VIC 3175**

2 1 1

Sold Price **\$370,000** Sold Date **23-Apr-21**

Distance **0.07km**

RS = Recent sale **UN** = Undisclosed Sale

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