

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

208/80 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

\$309,000

&

\$339,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,500

Property type

House

Suburb

Dandenong

Period-from

01 Apr 2021

to

31 Mar 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

429/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$350,000	08-Mar-22
3/39 SCOTT STREET DANDENONG VIC 3175	\$385,000	05-Jan-22
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: 14 April 2022



**429/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

Sold Price

^{RS}

\$350,000

Sold Date

08-Mar-22

2

1

1

Distance

-



**3/39 SCOTT STREET DANDENONG
VIC 3175**

Sold Price

\$385,000

Sold Date

05-Jan-22

2

1

1

Distance

-



**104/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

Sold Price

\$370,000

Sold Date

10-May-21

2

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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