

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

212/80 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

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2023

to

31 Oct 2024

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

119/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$274,999	12-Mar-24
348/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$250,000	24-Feb-24
243/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$265,000	31-Jul-24

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 November 2024



**119/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 -

Sold Price **\$274,999** Sold Date **12-Mar-24**

Distance **0km**



**348/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 -

Sold Price **\$250,000** Sold Date **24-Feb-24**

Distance **0km**



**243/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 -

Sold Price **\$265,000** Sold Date **31-Jul-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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