

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

103/80 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

\$360,000

&

\$380,000

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

144/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$400,000	14-May-24
101/22 WILMA AVENUE DANDENONG VIC 3175	\$340,000	24-Aug-24
102/79 ANN STREET DANDENONG VIC 3175	\$395,000	14-May-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: 07 November 2024



**144/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$400,000** Sold Date **14-May-24**

Distance **0.02km**



**101/22 WILMA AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price **\$340,000** Sold Date **24-Aug-24**

Distance **0.92km**



**102/79 ANN STREET DANDENONG
VIC 3175**

2 1 1

Sold Price **\$395,000** Sold Date **14-May-24**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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