

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

102/80 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2021

to

31 Oct 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

308/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$295,000	30-Jun-22
328/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$310,000	05-Jun-22
107/22 WILMA AVENUE DANDENONG VIC 3175	\$310,000	12-Aug-22

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: 10 November 2022



**308/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$295,000** Sold Date **30-Jun-22**

Distance **0km**



**328/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 -

Sold Price **\$310,000** Sold Date **05-Jun-22**

Distance **0km**



**107/22 WILMA AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price Sold Date **12-Aug-22**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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