

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

\$355,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2022

to

28 Feb 2023

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

1/3 MARKET STREET DANDENONG VIC 3175	\$370,000	19-Jan-23
102/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$335,000	19-Nov-22
2/36 ANN STREET DANDENONG VIC 3175	\$365,000	31-Oct-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: 28 March 2023



**1/3 MARKET STREET DANDENONG
VIC 3175**

2 1 1

Sold Price

\$370,000

Sold Date

19-Jan-23

Distance

1.35km



**102/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price

\$335,000

Sold Date

19-Nov-22

Distance

0km



**2/36 ANN STREET DANDENONG
VIC 3175**

2 1 1

Sold Price

\$365,000

Sold Date

31-Oct-22

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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