

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

121/80 Cheltenham Road, Dandenong Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$255,000 & \$280,000

Median sale price

Median price \$406,500 Property Type Unit Suburb Dandenong

Period - From 26/07/2021 to 25/07/2022 Source REIV

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 six 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	112/80 Cheltenham Rd DANDENONG 3175	\$282,000	11/04/2022
2	14/46 Herbert St DANDENONG 3175	\$264,999	13/05/2022
3	7/3 Market St DANDENONG 3175	\$252,000	06/04/2022

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 six months.~~

This Statement of Information was prepared on:

26/07/2022 15:39



Property Type:
Agent Comments

Indicative Selling Price

\$255,000 - \$280,000

Median Unit Price

26/07/2021 - 25/07/2022: \$406,500

Comparable Properties

112/80 Cheltenham Rd DANDENONG 3175 (VG)

Agent Comments



Price: \$282,000

Method: Sale

Date: 11/04/2022

Property Type: Strata Unit/Flat



14/46 Herbert St DANDENONG 3175 (VG)

Agent Comments



Price: \$264,999

Method: Sale

Date: 13/05/2022

Property Type: Strata Unit/Flat



7/3 Market St DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$252,000

Method: Private Sale

Date: 06/04/2022

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802