

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

16/80 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

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$431,000

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

121/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$253,000	26-Oct-22
201/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$260,000	28-Jun-21
206/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$255,000	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: 23 November 2022



**121/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 -

Sold Price

^{RS}

\$253,000

Sold Date

26-Oct-22

Distance

0km



**201/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 -

Sold Price

\$260,000

Sold Date

28-Jun-21

Distance

0km



**206/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 -

Sold Price

^{RS}

\$255,000

Sold Date

31-Oct-22

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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