

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

251/80 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

\$285,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2023

to

31 May 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

| | | |
|---|-----------|-----------|
| 131/80 CHELTENHAM ROAD DANDENONG VIC 3175 | \$280,000 | 19-Nov-23 |
| 123/80 CHELTENHAM ROAD DANDENONG VIC 3175 | \$282,000 | 23-Oct-23 |
| 17/12 CLOSE AVENUE DANDENONG VIC 3175 | \$290,000 | 22-Nov-23 |

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: 14 June 2024



**131/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

 1  1  1

Sold Price **\$280,000** Sold Date **19-Nov-23**

Distance **0km**



**123/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

 1  1  1

Sold Price **\$282,000** Sold Date **23-Oct-23**

Distance **0.04km**



**17/12 CLOSE AVENUE
DANDENONG VIC 3175**

 1  1  1

Sold Price **\$290,000** Sold Date **22-Nov-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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