

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

415/80 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

&

\$390,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2023

to

30 Nov 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

211/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$375,000	26-Nov-24
3/16-18 CLOSE AVENUE DANDENONG VIC 3175	\$345,000	07-Aug-24
101/22 WILMA AVENUE DANDENONG VIC 3175	\$340,000	24-Aug-24

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 December 2024



**211/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price

^{RS}

\$375,000

Sold Date **26-Nov-24**

Distance

0km



**3/16-18 CLOSE AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price

\$345,000

Sold Date **07-Aug-24**

Distance

0.99km



**101/22 WILMA AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price

\$340,000

Sold Date **24-Aug-24**

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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