

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

406/80 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

\$265,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2020

to

30 Sep 2021

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

105/80 Cheltenham Road Dandenong VIC 3175	\$280,000	01-Apr-21
12/80 Cheltenham Road Dandenong VIC 3175	\$270,000	25-Feb-21

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: 18 October 2021



**105/80 Cheltenham Road
Dandenong VIC 3175**

1 1 1

Sold Price **\$280,000** Sold Date **01-Apr-21**

Distance -



**12/80 Cheltenham Road
Dandenong VIC 3175**

1 1 1

Sold Price **\$270,000** Sold Date **25-Feb-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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