

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

807/80 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2023

to

30 Sep 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

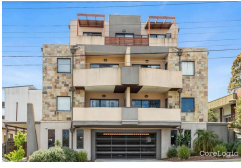
Date of sale

9/12 HUTTON STREET DANDENONG VIC 3175	\$408,168	31-Jan-24
122/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$390,000	11-Jul-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: 16 October 2024



**9/12 HUTTON STREET
 DANDENONG VIC 3175**

 2  2  2

Sold Price **\$408,168** Sold Date **31-Jan-24**

Distance **0.59km**



**122/80 CHELTENHAM ROAD
 DANDENONG VIC 3175**

 2  2  1

Sold Price **\$390,000** Sold Date **11-Jul-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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