

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

115/80 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

\$350,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,999

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2022

to

30 Nov 2023

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

| | | |
|---|-----------|-----------|
| 137/80 CHELTENHAM ROAD DANDENONG VIC 3175 | \$368,000 | 09-Nov-23 |
| 317/80 CHELTENHAM ROAD DANDENONG VIC 3175 | \$380,000 | 05-Sep-23 |
| 322/80 CHELTENHAM ROAD DANDENONG VIC 3175 | \$390,000 | 31-Aug-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 December 2023



**137/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 2 1

Sold Price ^{RS} **\$368,000** ^{UN} Sold Date **09-Nov-23**

Distance **0.06km**



**317/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 2 1

Sold Price ^{RS} **\$380,000** Sold Date **05-Sep-23**

Distance **0km**



**322/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 2 1

Sold Price **\$390,000** Sold Date **31-Aug-23**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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