## 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

#### 122/80 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 \$379,000		\$416,900		
Median sale price (*Delete house or unit as applicable)							
	-	Γ					
Median Price	\$450,000	Property type	Unit	Suburb	Dandenong		

# Period-from 01 Mar 2023 to 29 Feb 2024 Source

#### 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		
9/27 STUD ROAD DANDENONG VIC 3175	\$380,000	12-Jan-24		
105/79 ANN STREET DANDENONG VIC 3175	\$395,000	02-Mar-24		
205/1088 STUD ROAD ROWVILLE VIC 3178	\$390,000	15-Jan-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.

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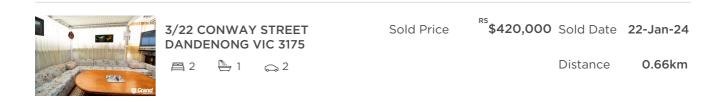


	9/27 ST VIC 317		AD DANDENONG	Sold Price	<sup>RS</sup> \$380,000	Sold Date	12-Jan-24
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Rey Vinise	105/79 ANN STREET DANDENONG VIC 3175 ☐ 2 ⓑ 1 ⇔ 1	Sold Price	<sup>RS</sup> \$395,000	Sold Date Distance	02-Mar-24 1.87km
	205/1088 STUD ROAD ROWVILLE VIC 3178 ☐ 2	Sold Price	\$390,000	Sold Date Distance	15-Jan-24 8.35km
	9/12 HUTTON STREET DANDENONG VIC 3175	Sold Price	<sup>RS</sup> \$408,168 <sup>UN</sup>	Sold Date	14-Feb-24

Distance 0.59km



RS = Recent sale UN = Undisclosed Sale

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