

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

123/80 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

\$275,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2022

to

30 Jun 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

23/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$277,999	21-Apr-23
121/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$274,999	28-Feb-23
35/12 CLOSE AVENUE DANDENONG VIC 3175	\$292,500	05-Jun-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: 25 July 2023



23/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **\$277,999** Sold Date **21-Apr-23**

Distance **0km**

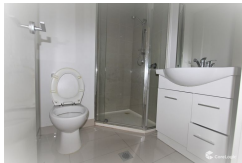


121/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **\$274,999** Sold Date **28-Feb-23**

Distance **0km**



35/12 CLOSE AVENUE DANDENONG VIC 3175

1 1 1

Sold Price ^{RS} **\$292,500** ^{UN} Sold Date **05-Jun-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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