

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

144/80 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

102/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$386,500	30-Apr-24
3/22 CONWAY STREET DANDENONG VIC 3175	\$420,000	16-Jan-24
5/20-22 FREDERICK STREET DANDENONG VIC 3175	\$394,000	24-Apr-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: 10 May 2024



**102/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price

^{RS}

\$386,500

Sold Date

30-Apr-24

Distance

0km



**3/22 CONWAY STREET
DANDENONG VIC 3175**

2 1 2

Sold Price

\$420,000

Sold Date

16-Jan-24

Distance

0.66km



**5/20-22 FREDERICK STREET
DANDENONG VIC 3175**

2 1 1

Sold Price

^{RS}

\$394,000

Sold Date

24-Apr-24

Distance

1.45km



**2/21 WILSON STREET
DANDENONG VIC 3175**

2 1 1

Sold Price

\$394,000

Sold Date

16-Nov-23

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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