

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

204/80 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

\$340,000

&

\$374,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Dandenong

Period-from

01 Oct 2022

to

30 Sep 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

111/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$370,000	26-May-23
322/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$390,000	31-Aug-23
424/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$400,000	22-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: 31 October 2023

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**111/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$370,000** Sold Date **26-May-23**

Distance **0km**



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

2 2 1

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

Distance **0km**



**424/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 2 1

Sold Price **\$400,000** Sold Date **22-Aug-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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