

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

407/80 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

\$411,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2023

to

31 Dec 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

317/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$380,000	05-Sep-23
39 ALEX SCOTT WAY DANDENONG VIC 3175	\$420,000	01-Aug-23
23/3 CLOSE AVENUE DANDENONG VIC 3175	\$400,000	10-Oct-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: 10 January 2024



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

2 1 1

Sold Price

^{RS}

\$380,000

Sold Date

05-Sep-23

Distance

0.04km



**39 ALEX SCOTT WAY
DANDENONG VIC 3175**

2 1 1

Sold Price

\$420,000

Sold Date

01-Aug-23

Distance

0.36km



**23/3 CLOSE AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price

\$400,000

Sold Date

10-Oct-23

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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