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	706/80 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	$279,000	&	$299,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$416,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Mar 2022	to	28 Feb 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
11/80 CHELTENHAM ROAD DANDENONG VIC 3175	$260,000	10-Feb-23
705/157 LONSDALE STREET DANDENONG VIC 3175	$260,000	02-Nov-22
4/12 CLOSE AVENUE DANDENONG VIC 3175	$295,000	22-Dec-22

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: 16 March 2023

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11/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price RS **$260,000** Sold Date **10-Feb-23**

Distance **0km**



705/157 LONSDALE STREET DANDENONG VIC 3175

1 1 1

Sold Price **$260,000** Sold Date **02-Nov-22**

Distance **0.88km**



4/12 CLOSE AVENUE DANDENONG VIC 3175

1 1 1

Sold Price **$295,000** Sold Date **22-Dec-22**

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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