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	121/80 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	$265,000	&	$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$425,500	Property type	Unit	Suburb	Dandenong
Period-from	01 Feb 2022	to	31 Jan 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
15/5-7 POTTER STREET DANDENONG VIC 3175	$288,000	08-Feb-23
10/99 MCCRAE STREET DANDENONG VIC 3175	$265,000	31-Jan-23
8/56 POTTER STREET DANDENONG VIC 3175	$280,000	13-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: 10 February 2023

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15/5-7 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$288,000** Sold Date **08-Feb-23**

Distance **0.59km**



10/99 MCCRAE STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$265,000** Sold Date **31-Jan-23**

Distance **1.63km**



8/56 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price **$280,000** Sold Date **13-Dec-22**

Distance **1.12km**

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

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