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	206/80 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	$240,000	&	$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$429,500	Property type	Unit	Suburb	Dandenong
Period-from	01 Oct 2021	to	30 Sep 2022	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
126/80 CHELTENHAM ROAD DANDENONG VIC 3175	$260,000	13-Jan-22
210/80 CHELTENHAM ROAD DANDENONG VIC 3175	$240,000	08-Aug-22
212/80 CHELTENHAM ROAD DANDENONG VIC 3175	$250,000	04-Feb-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.~~

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126/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 1 1

Sold Price **$260,000** Sold Date **13-Jan-22**

Distance **0km**



210/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 -

Sold Price **$240,000** Sold Date **08-Aug-22**

Distance **0km**



212/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 -

Sold Price **$250,000** Sold Date **04-Feb-22**

Distance **0km**

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

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