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	225/80 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	&	$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$440,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Aug 2021	to	31 Jul 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
420/80 CHELTENHAM ROAD DANDENONG VIC 3175	$363,700	12-Apr-22
605/80 CHELTENHAM ROAD DANDENONG VIC 3175	$384,999	12-Mar-22
607/80 CHELTENHAM ROAD DANDENONG VIC 3175	$395,000	06-Apr-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: 31 August 2022

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420/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 2 1

Sold Price **$363,700** Sold Date **12-Apr-22**

Distance **0km**



605/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 2 1

Sold Price **$384,999** Sold Date **12-Mar-22**

Distance **0km**



607/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 2 1

Sold Price **$395,000** Sold Date **06-Apr-22**

Distance **0km**

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

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