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	308/80 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	$299,000	&	$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$435,500	Property type	Unit	Suburb	Dandenong
Period-from	01 Jun 2021	to	31 May 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
316/80 CHELTENHAM ROAD DANDENONG VIC 3175	$304,999	19-Apr-21
208/80 CHELTENHAM ROAD DANDENONG VIC 3175	$329,999	16-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.

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316/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 1 1

Sold Price **$304,999** Sold Date **19-Apr-21**

Distance **-**



208/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 1 1

Sold Price **$329,999** Sold Date **16-Apr-22**

Distance **-**

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

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