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	310/80 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	$250,000	&	$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$435,500	Property type	Unit	Suburb	Dandenong
Period-from	01 May 2021	to	30 Apr 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
212/80 CHELTENHAM ROAD DANDENONG VIC 3175	$250,000	04-Feb-22
340/80 CHELTENHAM ROAD DANDENONG VIC 3175	$240,000	01-Aug-21

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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212/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 -

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

Distance **-**



340/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 -

Sold Price **$240,000** Sold Date **01-Aug-21**

Distance **-**

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

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