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	210/80 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	$235,000	&	$258,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$439,999	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
247/80 CHELTENHAM ROAD DANDENONG VIC 3175	$284,000	05-Apr-22
319/80 CHELTENHAM ROAD DANDENONG VIC 3175	$240,000	31-May-22
250/80 CHELTENHAM ROAD DANDENONG VIC 3175	$265,000	11-May-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: 30 June 2022

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247/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **$284,000** Sold Date **05-Apr-22**

Distance **-**



319/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 -

Sold Price RS **$240,000** Sold Date **31-May-22**

Distance **-**



250/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **$265,000** Sold Date **11-May-22**

Distance **-**

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

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