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	250/80 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	$265,000	&	$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$435,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Mar 2021	to	28 Feb 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
105/80 CHELTENHAM ROAD DANDENONG VIC 3175	$280,000	01-Apr-21
119/80 CHELTENHAM ROAD DANDENONG VIC 3175	$269,999	31-May-20
12/80 CHELTENHAM ROAD DANDENONG VIC 3175	$270,000	25-Feb-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.~~

This Statement of Information was prepared on: 15 March 2022

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105/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **$280,000** Sold Date **01-Apr-21**

Distance **-**



119/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **$269,999** Sold Date **31-May-20**

Distance **-**



12/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **$270,000** Sold Date **25-Feb-21**

Distance **-**



343/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **$275,000** Sold Date **20-Jan-21**

Distance **-**

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

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