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<br>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 | $420,000 | Property type | Unit | Suburb | Dandenong |
| Period-from | 01 Oct 2020 | to | 30 Sep 2021 | 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: 18 October 2021

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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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