

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

19/57-59 Cleeland Street 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

\$239,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2019

to

30 Sep 2020

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

119/80 Cheltenham Road Dandenong VIC 3175	\$269,999	31-May-20
22/80 Cheltenham Road Dandenong VIC 3175	\$230,000	08-May-20
426/80 Cheltenham Road Dandenong VIC 3175	\$250,000	29-Jun-20

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: 07 October 2020



**119/80 Cheltenham Road
 Dandenong VIC 3175**

 1  1  1

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

Distance **1.31km**



**22/80 Cheltenham Road
 Dandenong VIC 3175**

 1  1  -

Sold Price **\$230,000** Sold Date **08-May-20**

Distance **1.31km**



**426/80 Cheltenham Road
 Dandenong VIC 3175**

 1  1  1

Sold Price **\$250,000** Sold Date **29-Jun-20**

Distance **1.31km**

RS = Recent sale UN = Undisclosed Sale

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