

## 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

8 GOLDLANG STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$819,000

&

\$899,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 2024

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

79 KING STREET DANDENONG VIC 3175	\$880,000	12-Feb-24
7 AGNES STREET NOBLE PARK VIC 3174	\$840,000	15-Mar-24
3 BERRY COURT KEYSBOROUGH VIC 3173	\$840,000	09-Nov-23

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: 02 May 2024



**79 KING STREET DANDENONG VIC 3175** Sold Price **\$880,000** Sold Date **12-Feb-24**

4 1 1

Distance **2.61km**



**7 AGNES STREET NOBLE PARK VIC 3174** Sold Price <sup>RS</sup> **\$840,000** Sold Date **15-Mar-24**

2 1 1

Distance **2.24km**



**3 BERRY COURT KEYSBOROUGH VIC 3173** Sold Price **\$840,000** Sold Date **09-Nov-23**

2 2 -

Distance **3.36km**



**59 HAROLD ROAD SPRINGVALE SOUTH VIC 3172** Sold Price <sup>RS</sup> **\$860,000** Sold Date **16-Mar-24**

2 1 1

Distance **3.7km**



**9 EDITH STREET DANDENONG VIC 3175** Sold Price <sup>RS</sup> **\$1,045,000** Sold Date **15-Dec-23**

2 1 1

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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