

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

2/20 GOODING COURT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2024

to

31 Dec 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

1/3 PARKVIEW CLOSE DANDENONG VIC 3175	\$510,000	16-Dec-24
6 PARKVIEW CLOSE DANDENONG VIC 3175	\$588,000	12-Oct-24

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: 20 January 2025



**1/3 PARKVIEW CLOSE
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$510,000** Sold Date **16-Dec-24**

Distance **0.64km**



**6 PARKVIEW CLOSE DANDENONG
VIC 3175**

 2  1  1

Sold Price **\$588,000** Sold Date **12-Oct-24**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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