

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

3/10 GOLDFLANG 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

or range
between

\$529,000

&

\$581,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2023

to

30 Nov 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

1/1 EXETER COURT DANDENONG VIC 3175	\$543,000	17-Jun-24
6/68-70 CHANDLER ROAD NOBLE PARK VIC 3174	\$555,000	28-Sep-24
4/49 LEONARD AVENUE NOBLE PARK VIC 3174	\$550,000	18-Jul-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: 16 December 2024



**1/1 EXETER COURT DANDENONG
VIC 3175**

 2  1  1

Sold Price

\$543,000

Sold Date

17-Jun-24

Distance

1.16km



**6/68-70 CHANDLER ROAD NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

\$555,000

Sold Date

28-Sep-24

Distance

1.27km



**4/49 LEONARD AVENUE NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

\$550,000

Sold Date

18-Jul-24

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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