

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 9 Golding Court, Dandenong North, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$528,000

&

\$580,800

Median sale price

Median price

\$700,000

Property Type

House

Suburb

Dandenong (3175)

Period - From

01/01/2022

to

28/02/2023

Source

realestate.com.au and pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 BOYD STREET, DANDENONG NORTH VIC 3175 | \$585,000 | 07/10/2022 |
| 14 BELLBROOK DRIVE, DANDENONG NORTH VIC 3175 | \$533,333 | 11/10/2022 |
| 4 HUGHES CRESCENT, DANDENONG NORTH VIC 3175 | \$580,000 | 27/02/2023 |

This Statement of Information was prepared on: 03/03/2023