

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 (*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

\$685,000

Property type

House

Suburb

Dandenong

Period-from

01 Jan 2023

to

31 Dec 2023

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

6 HOPKINS STREET DANDENONG VIC 3175	\$780,000	31-Aug-23
93 HERBERT STREET DANDENONG VIC 3175	\$855,000	11-Nov-23
7 VERA COURT DANDENONG VIC 3175	\$820,000	29-Sep-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: 30 January 2024



6 HOPKINS STREET DANDENONG VIC 3175

2 1 2

Sold Price

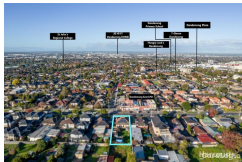
^{RS} **\$780,000**

Sold Date

31-Aug-23

Distance

1.61km



93 HERBERT STREET DANDENONG VIC 3175

3 1 1

Sold Price

\$855,000

Sold Date

11-Nov-23

Distance

2.36km



7 VERA COURT DANDENONG VIC 3175

2 1 -

Sold Price

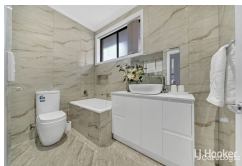
\$820,000

Sold Date

29-Sep-23

Distance

0.83km



9 KESHAVA GROVE DANDENONG VIC 3175

3 2 2

Sold Price

\$882,000

Sold Date

12-Aug-23

Distance

2.44km

RS = Recent sale

UN = Undisclosed Sale

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