

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

1/4 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/3 PHILIP STREET DANDENONG NORTH VIC 3175	\$600,000	19-Nov-24
1/15 ECKFORD STREET DANDENONG VIC 3175	\$595,000	18-Nov-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: 13 February 2025



2/3 PHILIP STREET DANDENONG NORTH VIC 3175

 3
  2
  1

Sold Price

\$600,000

Sold Date

19-Nov-24

Distance

1.09km


1/15 ECKFORD STREET DANDENONG VIC 3175

 3
  1
  1

Sold Price

\$595,000

Sold Date

18-Nov-24

Distance

1.75km
RS = Recent sale

UN = Undisclosed Sale

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