

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

\$700,000

Property type

House

Suburb

Dandenong

Period-from

01 Jul 2023

to

30 Jun 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

| | | |
|-------------------------------------|-----------|-----------|
| 25 EDWARD AVENUE DANDENONG VIC 3175 | \$860,000 | 07-May-24 |
| 7 AGNES STREET NOBLE PARK VIC 3174 | \$840,000 | 15-Mar-24 |
| 20 RICH STREET NOBLE PARK VIC 3174 | \$880,000 | 12-May-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: 05 July 2024



**25 EDWARD AVENUE
DANDENONG VIC 3175**

2 1 1

Sold Price **\$860,000** Sold Date **07-May-24**

Distance **1.41km**



**7 AGNES STREET NOBLE PARK VIC
3174**

2 1 1

Sold Price **\$840,000** Sold Date **15-Mar-24**

Distance **2.24km**



**20 RICH STREET NOBLE PARK VIC
3174**

2 1 1

Sold Price ^{RS} **\$880,000** ^{UN} Sold Date **12-May-24**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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