

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2024

to

31 Dec 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

2/17 KING GEORGE PARADE DANDENONG VIC 3175	\$522,000	16-Dec-24
1/4 POTTER STREET DANDENONG VIC 3175	\$515,000	18-Nov-24
4/68-70 JAMES STREET DANDENONG VIC 3175	\$510,000	04-Dec-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: 22 January 2025



2/17 KING GEORGE PARADE DANDENONG VIC 3175

2 1 1

Sold Price ^{RS} **\$522,000** ^{UN} Sold Date **16-Dec-24**

Distance **0.3km**



1/4 POTTER STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$515,000** Sold Date **18-Nov-24**

Distance **1.23km**



4/68-70 JAMES STREET DANDENONG VIC 3175

2 1 1

Sold Price ^{RS} **\$510,000** Sold Date **04-Dec-24**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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