

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 TURNER 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2024

to

30 Apr 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

2/4 TURNER COURT DANDENONG VIC 3175	\$500,000	02-Dec-24
2/20 GOODING COURT DANDENONG VIC 3175	\$505,000	01-Feb-25
1/3 PARKVIEW CLOSE DANDENONG VIC 3175	\$510,000	16-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: 19 May 2025



**2/4 TURNER COURT DANDENONG
VIC 3175**

 2  1  1

Sold Price

\$500,000

Sold Date **02-Dec-24**

Distance

0km



**2/20 GOODING COURT
DANDENONG VIC 3175**

 2  1  1

Sold Price

\$505,000

Sold Date **01-Feb-25**

Distance

0.3km



**1/3 PARKVIEW CLOSE
DANDENONG VIC 3175**

 2  1  1

Sold Price

\$510,000

Sold Date **16-Dec-24**

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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