

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	5 Golding Court, Dandenong North Vic 3175
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$590,000	&	\$630,000
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Median sale price

Median price	\$615,000	House	X	Unit		Suburb	Dandenong North
Period - From	01/01/2019	to	31/03/2019	Source	REIV		

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 six 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
1	3 Simpson Dr DANDENONG NORTH 3175	\$595,000	05/12/2018
2	3 Thredbo Ct DANDENONG NORTH 3175	\$605,000	11/01/2019
3	17 Apex St DANDENONG NORTH 3175	\$624,000	10/12/2018

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 six months.



Rooms:
Property Type: House (Res)
Land Size: 545 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$590,000 - \$630,000
Median House Price
March quarter 2019: \$615,000

Comparable Properties



3 Simpson Dr DANDENONG NORTH 3175 (REI/VG)

[Agent Comments](#)



Price: \$595,000
Method: Private Sale
Date: 05/12/2018
Rooms: 4
Property Type: House
Land Size: 541 sqm approx



3 Thredbo Ct DANDENONG NORTH 3175 (VG)

[Agent Comments](#)



Price: \$605,000
Method: Sale
Date: 11/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 534 sqm approx



17 Apex St DANDENONG NORTH 3175 (REI/VG)

[Agent Comments](#)



Price: \$624,000
Method: Private Sale
Date: 10/12/2018
Rooms: 4
Property Type: House
Land Size: 549 sqm approx