

## 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

57 BENGA AVENUE DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Dandenong

Period-from

01 May 2023

to

30 Apr 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

23 ALEXANDER AVENUE DANDENONG VIC 3175	\$761,500	04-May-24
16 EDWARD AVENUE DANDENONG VIC 3175	\$805,000	07-Mar-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: 14 May 2024



**23 ALEXANDER AVENUE  
DANDENONG VIC 3175**

 3  1  2

Sold Price <sup>RS</sup> **\$761,500** Sold Date **04-May-24**

Distance **0.68km**



**16 EDWARD AVENUE  
DANDENONG VIC 3175**

 3  1  1

Sold Price **\$805,000** Sold Date **07-Mar-24**

Distance **0.99km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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