

# 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 78 Menzies Avenue, Dandenong North, VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$870,000

&

\$930,000

### Median sale price

Median price

\$760,000

Property Type

House

Suburb

Dandenong North (3175)

Period - From

01/04/2023

to

31/03/2023

Source

Pricefinder.com.au

### Comparable property sales

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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
34 LIPTON DRIVE, DANDENONG NORTH VIC 3175	\$890,000	07/11/2023
122 RAWDON HILL DRIVE, DANDENONG NORTH VIC 3175	\$880,000	07/10/2023
7 SEVERN COURT, DANDENONG NORTH VIC 3175	\$885,000	28/11/2023

This Statement of Information was prepared on: 09/05/2024