

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	3 Bess Court Dandenong, 3175
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### Indicative selling price

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

Single price	\$599,000
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### Median sale price

Median price	\$695,000	Property Type	HOUSE	Suburb	DANDENONG
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Period - From	11-Oct-2021	to	10-Oct-2022	Source	REA
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### Comparable property sales

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	18 Jesson Crescent, Dandenong, Vic 3175	\$595,000	24-Jun-2022
2	1/88 Scott Street, Dandenong, Vic 3175	\$619,000	25-Apr-2022
3	31 Oswald Street, Dandenong, Vic 3175	\$600,000	21-Apr-2022

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