

## 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

2/43 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

\$749,000

&

\$819,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2023

to

31 May 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
50 KING STREET DANDENONG VIC 3175	\$925,000	01-May-24
19 BESLEY STREET DANDENONG VIC 3175	\$850,000	08-Jun-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: 21 June 2024



**23 ALEXANDER AVENUE  
DANDENONG VIC 3175**

3 1 2

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

Distance **0.75km**



**50 KING STREET DANDENONG VIC  
3175**

3 2 4

Sold Price **\$925,000** Sold Date **01-May-24**

Distance **1.96km**



**19 BESLEY STREET DANDENONG  
VIC 3175**

4 2 3

Sold Price <sup>RS</sup> **\$850,000** Sold Date **08-Jun-24**

Distance **2.45km**

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

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