

## 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

2A SOUTHDEAN STREET 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

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,000

Property type

House

Suburb

Dandenong

Period-from

01 Jun 2022

to

31 May 2023

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

1/45 BENGA AVENUE DANDENONG VIC 3175	\$707,000	09-Jun-23
42 ALLAN STREET DANDENONG VIC 3175	\$710,000	27-Feb-23
11 WEDGE STREET DANDENONG VIC 3175	\$685,000	10-Jun-23

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: 26 June 2023



**1/45 BENGA AVENUE  
DANDENONG VIC 3175**

3 2 2

Sold Price <sup>RS</sup> **\$707,000** Sold Date **09-Jun-23**

Distance **1.32km**

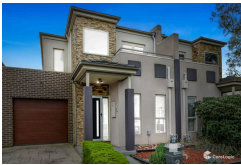


**42 ALLAN STREET DANDENONG  
VIC 3175**

3 2 1

Sold Price **\$710,000** Sold Date **27-Feb-23**

Distance **2.39km**



**11 WEDGE STREET DANDENONG  
VIC 3175**

3 2 1

Sold Price <sup>RS</sup> **\$685,000** Sold Date **10-Jun-23**

Distance **2.5km**

RS = Recent sale

UN = Undisclosed Sale

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