

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

2/38 BENGAL AVENUE DANDENONG VIC 3175

Indicative selling price

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

Single Price

or range
between

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2023

to

30 Jun 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

1/5 ELRAY AVENUE DANDENONG VIC 3175	\$635,000	24-Jun-24
3/6 ROBERT STREET DANDENONG VIC 3175	\$625,000	29-Apr-24
3/170 FOSTER STREET DANDENONG VIC 3175	\$625,000	03-May-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: 16 July 2024


**1/5 ELRAY AVENUE DANDENONG
VIC 3175**

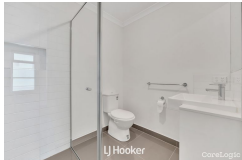
Sold Price

^{RS}
\$635,000

Sold Date

24-Jun-24


Distance

0.59km

**3/6 ROBERT STREET DANDENONG
VIC 3175**

Sold Price

\$625,000

Sold Date

29-Apr-24


Distance

1.73km

**3/170 FOSTER STREET
DANDENONG VIC 3175**

Sold Price

Sold Date

03-May-24


Distance

1.98km
RS = Recent sale

UN = Undisclosed Sale

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