

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

62 Benga Avenue Dandenong, 3175

## Indicative selling price

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

Single price \$529,000.00

## Median sale price

Median price \$585,000.00 Property Type HOUSE Suburb DANDENONG

Period - From 25-Feb-2019 to 25-Feb-2020 Source REA

## 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	8 Bess Court, Dandenong	\$585,000.00	27-Dec-2019
2	4 Vera Court, Dandenong	\$600,000.00	31-Oct-2019
3	10 Sutherland Road, Dandenong	\$597,000.00	23-Nov-2019

This statement of information was prepared on 09-Jul-2020 at 11:17:04 AM EST