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

3/59 Wilma Avenue, Dandenong Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$400,000	&	\$440,000				
Median sale price							
Median price	\$360,000	House	nit X	Suburb Dandenong			
Period - From	01/10/2016	to 30/09/2017	Source REIV				

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	1/73 Boyd St DANDENONG NORTH 3175	\$432,000	02/12/2017
2	13/69-71 Potter St DANDENONG 3175	\$430,000	15/12/2017
3	2/29 Potter St DANDENONG 3175	\$423,000	18/12/2017

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 six months.

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propertydata

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The information contained herein is to be used as a guide only. Atthough every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending September 2017: \$360,000

Comparable Properties





Price: \$432,000 Method: Auction Sale Date: 02/12/2017 Rooms: -Property Type: House (Res)



13/69-71 Potter St DANDENONG 3175 (REI)

1

Agent Comments



12

2

Date: 15/12/2017 Rooms: 3 Property Type: Townhouse (Single)



2/29 Potter St DANDENONG 3175 (REI)



Agent Comments

Price: \$423,000 Method: Private Sale Date: 18/12/2017 Rooms: -Property Type: Unit

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