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

3/3 Jolly Street, Dandenong Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$450,000	&	\$490,000				
Median sale price							
Median price	\$385,000 H	louse Uni	it X	Suburb Dandenong			
Period - From	01/01/2018 to	31/12/2018	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.

Add	dress of comparable property	Price	Date of sale
1	9 Connell La DANDENONG 3175	\$490,000	26/10/2018
2	36 Herbert St DANDENONG 3175	\$468,000	02/02/2019
3	1/4 Cypress Gr DANDENONG NORTH 3175	\$452,000	26/11/2018

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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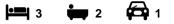
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.



propertydata





Rooms: Property Type: Unit Land Size: 204 sqm approx Agent Comments Indicative Selling Price \$450,000 - \$490,000 Median Unit Price Year ending December 2018: \$385,000

Comparable Properties



9 Connell La DANDENONG 3175 (REI)



Price: \$490,000 Method: Private Sale Date: 26/10/2018 Rooms: 4 Property Type: Townhouse (Single)



36 Herbert St DANDENONG 3175 (REI)

1 1

Agent Comments

Agent Comments

Price: \$468,000 Method: Auction Sale Date: 02/02/2019 Rooms: 3

Property Type: House (Res)

2



Land Size: 506 sqm approx 1/4 Cypress Gr DANDENONG NORTH 3175 (REI)

Agent Comments



Price: \$452,000 Method: Private Sale Date: 26/11/2018 Rooms: 4 Property Type: Unit Land Size: 280 sqm approx

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