

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

1/104 MCCRAE STREET, DANDENONG 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$420,000

&

\$462,000

Median sale price

Median price

\$370,000

*House

*Unit

X

Suburb

DANDENONG 3175

Period - From

01/05/2017

to

01/08/2017

Source

REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 1/83 PULTNEY STREET, DANDENONG 3165	\$431,600	09/06/2017
2 1/65 MCCRAE STREET, DANDENONG 3175	\$440,000	02/06/2017
3 2/7 GRANT STREET, DANDENONG 3175	\$455,000	26/06/2017



OBrien Real Estate