

## 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

2/16 LOUIS AVE, DANDENONG 3175

### Indicative selling price

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

Single price

or range between

\$480,000

&

\$520,000

### Median sale price

Median price

\$365,000

\*House

\*Unit

X

Suburb

DANDENONG 3175

Period - From

01/07/2017

to

30/09/2017

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 1/3 Jolly Street, DANDENONG 3175	\$485,000	28/08/2017
2 4/72 King Street, DANDENONG 3175	\$460,000	18/09/2017
3 3/72 King Street, DANDENONG 3175	\$460,000	23/09/2017



OBrien Real Estate