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

19 Charles Street, Dandenong Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$650,000		&	\$690	\$690,000					
Median sale price										
Median price	\$611,000	Hous	se X	Unit			Suburb	Dandenong		
Period - From	01/01/2017	to	31/12/2017		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 Mckay Ct DANDENONG NORTH 3175	\$690,000	14/10/2017
2	24 Suzanne St DANDENONG 3175	\$660,000	04/11/2017
3	44 James St DANDENONG 3175	\$655,000	04/11/2017

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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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

19 Charles Street, Dandenong Vic 3175





Rooms: Property Type: House Land Size: 594 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$690,000 Median House Price Year ending December 2017: \$611,000

Comparable Properties



1 Mckay Ct DANDENONG NORTH 3175 (REI) Agent Comments





Price: \$690,000 Method: Auction Sale Date: 14/10/2017 Rooms: -Property Type: House (Res) Land Size: 730 sqm approx

24 Suzanne St DANDENONG 3175 (REI)

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Price: \$660,000 Method: Auction Sale Date: 04/11/2017 Rooms: -Property Type: House (Res) Land Size: 581 sqm approx

44 James St DANDENONG 3175 (REI)

Agent Comments

Agent Comments



Price: \$655,000 Method: Auction Sale Date: 04/11/2017 Rooms: -Property Type: House (Res) Land Size: 635 sqm approx

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