

## 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

10/3-5 HUTTON STREET, 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

\$310,000

&

\$330,000

### Median sale price

Median price

\$342,000

\*House

\*Unit

X

Suburb

DANDENONG 3175

Period - From

01/05/2017

to

31/07/2017

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	18/2-4 HUTTON STREET, DANDENONG 3175	\$310,000	03/07/2017
2	19/3 CLOSE AVENUE, DANDENONG 3175	\$315,000	08/08/2017
3	3/9 MCFARLANE CRESCENT, DANDENONG 3175	\$320,000	10/05/2017



O'Brien Real Estate