

3/36-40 Hennessy Way, Dandenong North Vic 3175

Merryn Schmidt

(03) 9831 3007

0413 994 597

merryns@metropros.com.au

Indicative Selling Price

\$510,000 - \$561,000

Median Unit Price

March quarter 2017: \$470,000



3 2 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



2/27 Central Av DANDENONG NORTH 3175 (REI)

Agent Comments

3 2 2

Price: \$540,000

Method: Private Sale

Date: 05/01/2017

Rooms: 4

Property Type: Unit



3/30 Heyington Cr NOBLE PARK NORTH 3174 (REI)

Agent Comments

3 2 1

Price: \$522,500

Method: Private Sale

Date: 13/01/2017

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 176 sqm approx



1/235 Gladstone Rd DANDENONG NORTH 3175 (REI)

Agent Comments

3 1 1

Price: \$470,000

Method: Private Sale

Date: 21/03/2017

Rooms: 4

Property Type: Unit

Land Size: 350 sqm approx

Statement of Information

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

3/36-40 Hennessy Way, Dandenong North Vic 3175

Indicative selling price

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

Range between

\$510,000

&

\$561,000

Median sale price

Median price

\$470,000

Unit

X

Suburb

Dandenong North

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/27 Central Av DANDENONG NORTH 3175	\$540,000	05/01/2017
3/30 Heyington Cr NOBLE PARK NORTH 3174	\$522,500	13/01/2017
1/235 Gladstone Rd DANDENONG NORTH 3175	\$470,000	21/03/2017