

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 | 12 Ray Street, Dandenong 3175 |
|---|-------------------------------|

Indicative selling price

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

| | | | | | |
|--------------|--|------------------|-----------|---|-----------|
| Single price | | or range between | \$520,000 | & | \$572,000 |
|--------------|--|------------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|--------|-------------------------------------|--------|--------------------------|--------|----------------|
| Median price | \$601,000 | *House | <input checked="" type="checkbox"/> | *Unit | <input type="checkbox"/> | Suburb | DANDENONG 3175 |
| Period - From | 01/07/2017 | to | 01/09/2017 | 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 9 Gardiner Avenue, Dandenong North 3175 | \$570,000 | 28/05/2017 |
| 2 4 Florence Court, Dandenong 3175 | \$533,000 | 17/07/2017 |
| 3 81 Cleeland Street, Dandenong 3175 | \$525,000 | 05/08/2017 |



OBrien Real Estate