# 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

3/24 Ross Street, Dandenong Vic 3175

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range betweer	\$460,000	&	\$506,000				
Median sale price							
Median price	\$360,000	House	Unit X	Suburb Dandenong			
Period - From	01/10/2016	to 30/09/2017	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	2/2 Lebanon St DANDENONG 3175	\$492,000	12/08/2017
2	33 Kanooka Gr DOVETON 3177	\$472,500	22/07/2017
3	3/1 Sheales St DANDENONG 3175	\$460,000	25/11/2017

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.





### 3/24 Ross Street, Dandenong Vic 3175

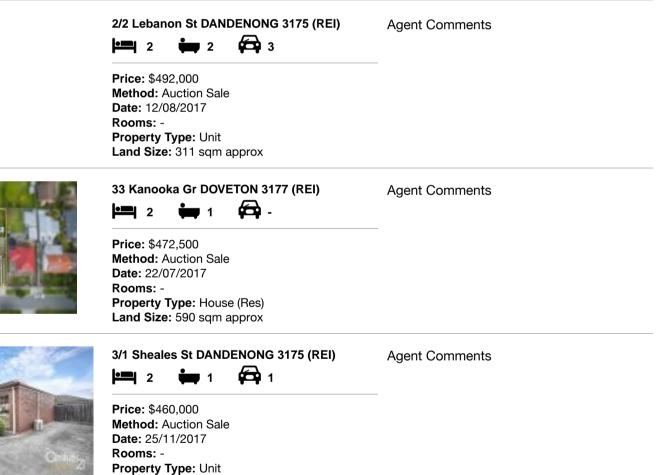




Rooms: **Property Type:** Agent Comments

**Indicative Selling Price** \$460,000 - \$506,000 **Median Unit Price** Year ending September 2017: \$360,000

## **Comparable Properties**



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