# 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

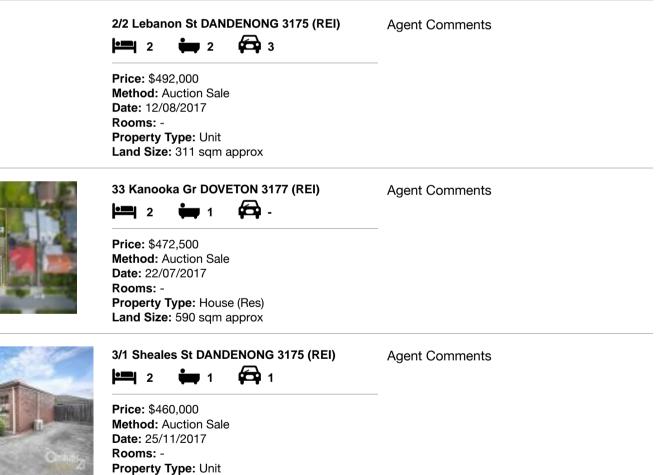




Rooms: **Property Type:** Agent Comments

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

## **Comparable Properties**



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