

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

2/16 Edgewood Road, DANDENONG 3175

Indicative selling price

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

Single price

or range between

\$400,000

&

\$440,000

Median sale price

Median price

\$409,000

*House

*Unit

X

Suburb

DANDENONG 3175

Period - From

01/04/2018

to

30/06/2018

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 15/35 David St, DANDENONG 3175	\$426,000	25/07/2018
2 1/86 Scott St, DANDENONG 3175	\$422,000	02/06/2018
3 3/2 Vizard St, DANDENONG 3175	\$418,000	06/04/2018

