

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

3 AVOCA COURT, DANDENONG NORTH, VIC 3175

Indicative selling price

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

Single price

or range
between

\$840,000

&

\$880,000

Median sale price

Median price

\$667,500

*House

☒

*Unit

☐

Suburb

DANDENONG NORTH 3175

Period - From

01/01/2018

to

31/03/2018

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 4 SHERWOOD COURT, DANDENONG NORTH 3175	\$900,000	06/03/2018
2 3 MAFFRA COURT, DANDENONG NORTH 3175	\$840,000	11/12/2017
3 32 FRANCESCO DRIVE, DANDENONG NORTH 3175	\$840,000	05/01/2018



OBrien Real Estate