

## 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

1/21 Wedge Street, DANDENONG VIC 3175
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

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or range  
between

\$480,000

&

\$528,000

### Median sale price

Median price

\$377,500

\*House

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\*Unit

X
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Suburb

DANDENONG 3175

Period - From

01/10/2018

to

31/12/2018

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 6/38-40 CANBERRA AVE, DANDENONG 3175	\$490,000	27/09/2017
2 124 KENEALLY ST, DANDENONG 3175	\$480,000	30/10/2017
3 2/19 GRETANA ST, DANDENONG 3175	\$480,000	09/11/2017



OBrien Real Estate