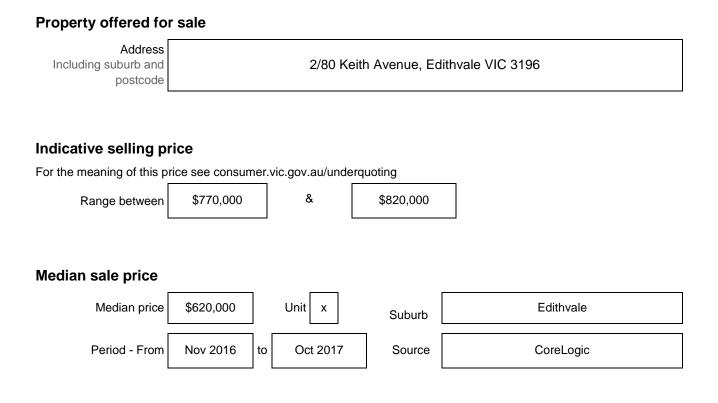
## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



## **Comparable property sales**

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
2/81 Northcliffe Road Edithvale VIC 3196	\$785,000	30-Jul-17
1/89 Elsie Grove Edithvale VIC 3196	\$790,000	03-Aug-17
1/46 Field Avenue Edithvale VIC 3196	\$840,000	17-May-17