Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

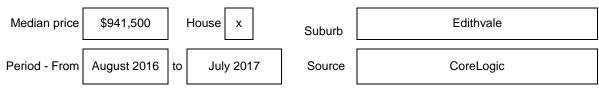
Address	
Including suburb and	261 Station Street, Edithvale VIC 3196
postcode	

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price



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 16 Bridges Avenue Edithvale VIC 3196 \$1,261,000 29-Apr-17 26 Clydebank Road Edithvale VIC 3196 \$1,337,000 11-Mar-17 28 Keith Avenue Edithvale VIC 3196 S \$1,260,000 19-May-17