

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	1/68 Edithvale Road, Edithvale VIC 3196
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Indicative selling price

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

Price	\$690,000	\$730,000
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Median sale price

Median price	\$640,500	Unit	x	Suburb	Edithvale
Period - From	July 2017	to	June 2018	Source	CoreLogic

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
73D Montrose Avenue, Edithvale VIC 3196	\$760,000	18-May-18
99A Berry Avenue, Edithvale VIC 3196	\$727,500	18-May-18
2/2 Bridges Avenue, Edithvale	\$705,000	17-March-18