

## 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

11 Berry Avenue, Edithvale 3196

### Indicative selling price

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

Range between

\$840,000

&

\$900,000

### Median sale price

Median price

\$1,025,000

House

x

Suburb

Edithvale

Period - From

March 2017

to

Feb 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
47 Fraser Avenue Edithvale VIC 3196	\$870,000	29-Nov-17
39 Ivan Avenue Edithvale VIC 3196	\$895,000	14-Oct-17
27 Elsie Grove Edithvale VIC 3196	\$895,000	23-Sep-17