

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

22 Randall Avenue, Edithvale VIC 3196

Indicative selling price

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

Range between

\$1,100,000

&

\$1,150,000

Median sale price

Median price

\$1,025,000

House

x

Suburb

Edithvale

Period - From

Feb 2017

to

Jan 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
11 Joffre Avenue Edithvale VIC 3196	\$1,115,000	08-Feb-18
20 Northcliffe Road Edithvale VIC 3196	\$1,155,000	01-Feb-18
34 Berry Avenue Edithvale VIC 3196	\$1,170,000	25-Nov-17