

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

102 Berry Avenue, Edithvale 3196

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

Median price

\$1,045,000

House

x

Suburb

Edithvale

Period - From

April 2017

to

March 2018

Source

CoreLogic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.