Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

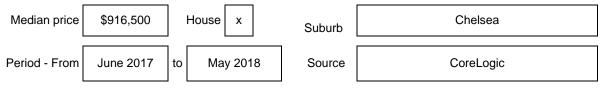
Address	
Including suburb and	4A Swanpool Avenue, Chelsea 3196
postcode	

Indicative selling price

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

Range between \$	1,000,000	&	\$1,100,000
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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
60 Berry Avenue, Edithvale VIC 3196	\$1,050,000	16-April-18
49A Broadway, Bonbeach VIC 3196	\$1,045,000	17-March-18
2/70 Rae Avenue, Edithvale VIC 3196	\$1,000,000	23-April-18