Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

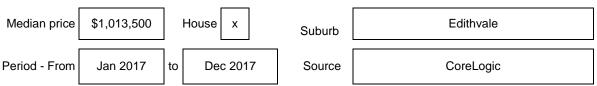
Address	
Including suburb and	86 Northcliffe Road Edithvale VIC 3196
postcode	

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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 7 Embankment Grove Chelsea VIC 3196 \$1,417,000 14-Oct-17 40 Clydebank Road Edithvale VIC 3196 \$1,450,000 31-Oct-17 23 Swanpool Avenue Chelsea VIC 3196 \$1,500,000 29-Sep-17