

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

72 Lochiel Avenue Edithvale VIC 3196

Indicative selling price

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

Single price

\$*

or range
between

\$1,085,000

&

\$1,150,000

Median sale price

Median price

\$1,012,500

*House

x

*Unit

Suburb

Edithvale

Period - From

01 Sep 2017

to

31 Aug 2018

Source

Core Logic

Comparable property sales

A* 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
16 Munro Avenue Edithvale	\$1,120,000	07-Apr-18
16 French Avenue Edithvale	\$1,100,000	02-Jun-18
26 Northcliffe Road Edithvale	\$1,092,500	04-Apr-18