# Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

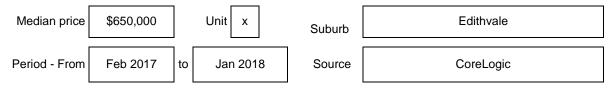
| Address              |   |
|----------------------|---|
| Including suburb and | 6/237 Station Street Edithvale VIC 3196 |
| postcode             |   |

### Indicative selling price

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

| Range between \$520,000 & | \$570,000 |
|---------------------------|-----------|
|---------------------------|-----------|

### 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 2/252 Station Street Edithvale VIC 3196 \$540,000 09-Sep-17 35 Tudor Court Edithvale VIC 3196 \$583,000 19-Nov-17 303/195 Station Street Edithvale VIC 3196 \$595,000 26-Oct-17