

## 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	1/27 Ivan Avenue, Edithvale VIC 3196
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price \$799,500

### Median sale price

Median price	\$648,750	Unit	x	Suburb	Edithvale
Period - From	April 2017	to	March 2018	Source	CoreLogic

### 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
2/29 Vincent Street Edithvale VIC 3196	\$782,000	25-Nov-17
2/36 Tarella Road Chelsea VIC 3196	\$790,000	02-Nov-17
3/18 Glenola Road Chelsea VIC 3196	\$800,000	23-March-18