

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

34 Berry Avenue, Edithvale VIC 3196

Indicative selling price

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

Range between

\$1,070,000

&

\$1,170,000

Median sale price

Median price

\$1,007,250

House

x

Suburb

Edithvale

Period - From

Oct 2016

to

Sep 2017

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
60 Keith Avenue Edithvale VIC 3196	\$1,110,000	05-Jul-17
71 Hughes Avenue Edithvale VIC 3196	\$1,135,000	28-Apr-17
21 Langrigg Avenue Edithvale VIC 3196	\$1,200,000	10-Aug-17