

## 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

11/127 Kinross Avenue Edithvale VIC 3196

### Indicative selling price

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

Single price

\$\*

or range  
between

\$640,000

&

\$680,000

### Median sale price

Median price

\$661,500

\*House

☐

\*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
2/111 Kinross Avenue Edithvale	\$670,000	15-Sep-18
1/1 Edithvale Road Edithvale	\$680,000	23-Mar-18
65B Elsie Grove Edithvale	\$668,000	21-Apr-18