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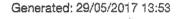
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale					
Including subur	dress b and tcode	Avenue, Edithvale Vid	3196		
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$1,050,000		&	\$1,150,000		
Median sale price					
Median price \$	31,059,000	House X	Suburb	Edithvale	
Period - From 0	01/01/2017	to 31/03/2017	Source	,	
Comparable property sales					
These are the three properties sold within two kilometres of the property for sale in the last 6 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
47 Hughes Av EDITHVALE 3196				\$1,100,000	02/04/2017
48 Lochiel Av EDITHVALE 3196				\$1,075,000	04/03/2017

Account - Eview Group Frankston



10/12/2016





16 Langrigg Av EDITHVALE 3196

\$1,050,000