Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

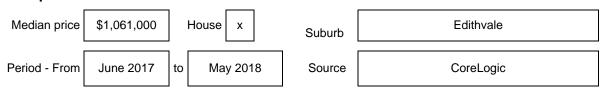
Address	
Including suburb and	25 Randall Avenue, Edithvale VIC 3196
postcode	

Indicative selling price

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

Fixed Price \$1,025,000

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
17 Bridges Avenue, Edithvale VIC 3106	\$1,025,000	06-Mar-18
22 Joffre Avenue Edithvale VIC 3196	\$1,025,000	16-Jan-18
26 Northcliffe Road Edithvale VIC 3196	\$1,092,500	6-April-18