

## Statement of Information

# 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 35/61 Hughes Avenue, Edithvale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between \$690,000 & \$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$661,500 \*House ☐ \*Unit ☒ Suburb Edithvale  
Period - From 01-09-2017 to 01-09-2018 Source CORELOGIC

### Comparable property sales (\*Delete A or B below as applicable)

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.