

## 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

1/25 Hughes Avenue, Edithvale

### Indicative selling price

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

Range between

\$690,000

&

\$750,000

### Median sale price

Median price

\$640,500

Unit

x

Suburb

Edithvale

Period - From

July 2017

to

June 2018

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
1 Baker Avenue, Edithvale	\$725,000	16-April-18
2/2 Bridges Avenue, Edithvale	\$705,000	17-March-18
65 Elsie Grove, Edithvale	\$668,000	21-April-18