

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 45 Lochiel Avenue Edithvale VIC 3196

Indicative selling price

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

Single price \$ or range between \$1,200,000 & \$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,025,000 *House X *Unit Suburb Edithvale

Period - From Mar 2017 to Feb 2018 Source CoreLogic

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

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
1 21 Vincent Street Edithvale	\$1,275,000	20-Sep-17
2 29 Northcliffe Road Edithvale	\$1,260,000	30-Sep-17
3 20 Lochiel Avenue Edithvale	\$1,250,000	29-Oct-17