

## 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	16 French Avenue, Edithvale VIC 3196
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### Indicative selling price

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

Range between	\$1,000,000	&	\$1,080,000
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### Median sale price

Median price	\$1,061,000	House	x	Suburb	Bonbeach
Period - From	May 2017	to	April 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
26 Northcliffe Road, Edithvale VIC 3196	\$1,092,500	06-April-18
17 Bridges Avenue, Edithvale VIC 3196	\$1,025,000	06-March-18
68 Albany Crescent, Aspendale VIC 3195	\$960,000	09-Dec-17