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	1/89 Elsie Grove, EDITHVALE

Indicative selling price

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

Single price	$*	or range between	$770,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median price	$607,000	*House		*Unit	X	Suburb	Edithvale
Period - From	July 2016	to	June 2017	Source	Core Logic		

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. 1/77 Northcliffe Road, EDITHVALE	$780,000	29/04/2014
2. 1/31 Munro Avenue, EDITHVALE	$775,000	01/04/2017
3. 3/76 Keith Avenue, EDITHVALE	$811,000	03/04/2017