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	96 Berry Avenue, Edithvale VIC 3196

Indicative selling price

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

Single price	$	or range between	$1,150,000	&	$1,265,000

Median sale price

Median price	$932,500	*House	x	*Unit		Suburb	Edithvale
Period - From	June 2016	to	May 2017			Source	Core Logic

Comparable property sales

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
16 Bridges Avenue, Edithvale VIC 3196	$1,261,000	29 April 2017
26 Clydebank Road, Edithvale VIC 3196	$1,337,000	11 March 2017
52 Keith Avenue, Edithvale VIC 3196	$1,198,000	29 March 2017

OBrien Real Estate