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	9A Ivan Avenue, Edithvale

Indicative selling price

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

Range between	$580,000	&	$635,000

Median sale price

Median price	$601,000	Unit	x	Suburb	Edithvale
Period - From	June 2016	to	May 2017	Source	CoreLogic

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
20 Tudor Court, Edithvale VIC 3196	$600,000	3 April 2017
53 Tudor Court, Edithvale VIC 3196	$620,000	22 April 2017
1/19 French Avenue, Edithvale VIC 3196	$702,000	8 April 2017

OBrien Real Estate