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	261 Station Street, Edithvale VIC 3196

Indicative selling price

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

Range between	$1,190,000	&	$1,290,000

Median sale price

Median price	$941,500	House	x	Suburb	Edithvale
Period - From	August 2016	to	July 2017	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
16 Bridges Avenue Edithvale VIC 3196	$1,261,000	29-Apr-17
21 Langrigg Avenue Edithvale VIC 3196	$1,200,000	10-Aug-17
28 Keith Avenue Edithvale VIC 3196 S	$1,260,000	19-May-17