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	2/80 Keith Avenue, Edithvale VIC 3196

Indicative selling price

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

Range between	$830,000	&	$860,000

Median sale price

Median price	$625,000	Unit	x	Suburb	Edithvale
Period - From	Dec 2016	to	Nov 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
1/49 Northcliffe Road Edithvale VIC 3196	$835,000	23-Nov-17
1/46 Field Avenue Edithvale VIC 3196	$840,000	17-May-17
47A Fraser Avenue Edithvale VIC 3196	$870,000	09-Dec-17