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	49/95-99 Edithvale Road, Edithvale VIC 3196

Indicative selling price

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

Range between	$550,000	&	$600,000

Median sale price

Median price	$620,000	Unit	x	Suburb	Edithvale
Period - From	Nov 2016	to	Oct 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
10/354 Nepean Highway Chelsea VIC 3196	$590,000	22-Aug-17
24/95-99 Edithvale Road Edithvale VIC 3196	$590,000	14-Sep-17
303/195 Station Street Edithvale VIC 3196	$595,000	26-Oct-17