

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 10/235 Station Street Edithvale

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$590,000 & \$649,000

Median sale price

Median price: \$665,000 Unit Suburb: Edithvale
Period - From: 01/03/2016 to 31/03/2017 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



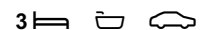
3/230-231 Station St EDITHVALE

Sold by Private Sale \$670,000
Date Sold Dec 2016



13/131 Kinross Av EDITHVALE

Sold by Auction \$590,000
Date Sold Nov 2016



304/195 Station St EDITHVALE

Sold by Private Sale \$620,000
Date Sold Sep 2016

