

Property offered for sale

Address: 20 Northcliffe Road Edithvale

Indicative selling price

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

Range between: \$1,100,000 & \$1,200,000

Median sale price

Median price: \$1,130,000 House Suburb: Edithvale
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

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.



43 Langrigg Av EDITHVALE




3  1  2 

Delight in every aspect of Edithvale's laidback lifestyle by seizing this fabulous opportunity just moments from the water's edge,

Sold by Auction \$1,092,000
Date Sold Jul 2017
Land 697 SqM



28 Keith Av EDITHVALE




4  2  2 

Lovingly transformed and with plenty of room to move, this contemporary home is a perfect fit for the modern family. With

Sold by Auction \$1,260,000
Date Sold May 2017
Land 700 SqM



71 Hughes Av EDITHVALE

4  2  2 

Once in a while a rare opportunity arises that will set your heart alight and here we have it in sought after Edithvale. The home

Sold by Auction \$1,135,000
Date Sold Apr 2017
Land 798 SqM