

# 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

## Asking price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Median sale price

Median price  \*House  \*Unit  Suburb   
 Period - From  to  Source

## Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

### Address of comparable property

	Price	Date of sale
26/14 McMillian St, ELSTERNWICK 3185	\$625,000	23.11.2017
4/28 Clarence St ELSTERNWICK 3185 VIC	\$643,000	26.11.2017
9/41 Nepean Hwy ELSTERNWICK 3185 VIC	\$660,000	02.12.2017