

Derek Hermann

M 0490815563

E derek.hermann@upside.com.au

Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

104/8 Clydebank Road Edithvale VIC 3196

2 2 1

## Indicative Selling Price

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

Single Price \$490,000

## Median Sale Price

\$687,500 Units in Edithvale between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>109/8 Clydebank Road Edithvale VIC 3196</b> 2  2  1	Sold Price	<b>\$550,000</b>	Sold Date	<b>16-Jul-18</b>
				Distance	-
	<b>4/6 Clydebank Road Edithvale VIC 3196</b> 2  2  1	Sold Price	<b>\$597,500</b>	Sold Date	<b>29-Aug-18</b>
				Distance	<b>0.02km</b>
	<b>108/195 Station Street Edithvale VIC 3196</b> 2  1  1	Sold Price	<b>\$448,000</b>	Sold Date	<b>19-Nov-18</b>
				Distance	<b>0.05km</b>

RS = Recent sale

UN = Undisclosed Sale

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