

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 1/16 Field Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$580,000 & \$600,000

Median sale price

Median price \$736,000 House Unit X Suburb Edithvale

Period - From 01/07/2018 to 30/09/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	2/9 Sherwood Av CHELSEA 3196	\$605,000	16/08/2018
2	1/2 Blantyre Av CHELSEA 3196	\$604,000	10/09/2018
3	1/59 Blantyre Av CHELSEA 3196	\$580,000	15/08/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2 1 1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$580,000 - \$600,000
Median Unit Price
September quarter 2018: \$736,000

Comparable Properties



2/9 Sherwood Av CHELSEA 3196 (REI/VG)

Agent Comments

2 1 2

Price: \$605,000
Method: Private Sale
Date: 16/08/2018
Rooms: -
Property Type: Unit



1/2 Blantyre Av CHELSEA 3196 (REI/VG)

Agent Comments

2 2 1

Price: \$604,000
Method: Private Sale
Date: 10/09/2018
Rooms: 3
Property Type: Unit
Land Size: 221 sqm approx



1/59 Blantyre Av CHELSEA 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$580,000
Method: Private Sale
Date: 15/08/2018
Rooms: 4
Property Type: Unit
Land Size: 194 sqm approx