

## 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 20 Fraser Avenue, Edithvale Vic 3196

#### Indicative selling price

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

Single price \$1,100,000

#### Median sale price

Median price \$1,025,000 House X Unit Suburb Edithvale

Period - From 01/10/2017 to 30/09/2018 Source REIV

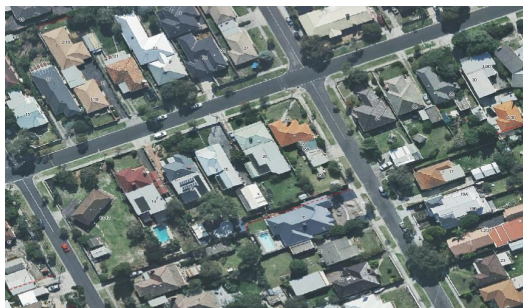
#### Comparable property sales (\*Delete A or B below as applicable)

**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	22 Northcliffe Rd EDITHVALE 3196	\$1,050,000	28/07/2018
2	26 Hughes Av EDITHVALE 3196	\$1,020,000	15/08/2018
3	58 Keith Av EDITHVALE 3196	\$1,005,000	25/09/2018

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.



4   2   2

**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,100,000  
**Median House Price**  
Year ending September 2018: \$1,025,000

## Comparable Properties

22 Northcliffe Rd EDITHVALE 3196 (VG)

[Agent Comments](#)

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**Price:** \$1,050,000  
**Method:** Sale  
**Date:** 28/07/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



26 Hughes Av EDITHVALE 3196 (REI)

[Agent Comments](#)

4   2   2

**Price:** \$1,020,000  
**Method:** Sold Before Auction  
**Date:** 15/08/2018  
**Rooms:** 7  
**Property Type:** House (Res)



58 Keith Av EDITHVALE 3196 (VG)

[Agent Comments](#)

2   -   -

**Price:** \$1,005,000  
**Method:** Sale  
**Date:** 25/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx