

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

4A and 4B Mary Avenue, Edithvale, Vic, 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
4b Mary Ave- 4Bed 3.5Bath 2Car	\$*	Or range between	\$1,050,000	&	\$1,150,000
4a Mary Ave- 4Bed 3.5Bath 2Car	\$*	Or range between	\$1,100,000	&	\$1,200,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$  Suburb

Period - From  To  Source

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

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
4b Mary Ave	38 French Ave, Edithvale	\$1,097,500	14/09/2019
	8b Glen St, Aspendale	\$1,120,000	21/09/2019
	40 French Ave, Edithvale	\$1,095,000	01/10/2019

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
4a Mary Ave	5 Bank Rd, Edithvale	\$1,170,000	26/10/2019
	8b Glen St, Aspendale	\$1,120,000	21/09/2019
	40 French Ave, Edithvale	\$1,095,000	01/10/2019

	2	\$	
	3	\$	

This Statement of Information was prepared on:

2/12/2019