

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

3/81 Northcliffe Road, Edithvale Vic 3196

Indicative selling price

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

Range between

\$670,000

&

\$735,000

Median sale price

Median price

\$760,000

House

Unit

X

Suburb

Edithvale

Period - From

01/04/2018

to

31/03/2019

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	23a Elsie Gr EDITHVALE 3196	\$730,000	02/04/2019
2	1/9 Blantyre Av CHELSEA 3196	\$707,000	06/04/2019
3	3/27 Swanpool Av CHELSEA 3196	\$691,000	01/04/2019

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.



3 2 2

Rooms:
Property Type: Townhouse (Res)
Land Size: 297 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$735,000
Median Unit Price
Year ending March 2019: \$760,000

Comparable Properties



23a Elsie Gr EDITHVALE 3196 (REI)

Agent Comments

3 2 2

Price: \$730,000
Method: Private Sale
Date: 02/04/2019
Rooms: 5
Property Type: Unit



1/9 Blantyre Av CHELSEA 3196 (REI)

Agent Comments

3 2 1

Price: \$707,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 5
Property Type: Townhouse (Res)



3/27 Swanpool Av CHELSEA 3196 (VG)

Agent Comments

3 - -

Price: \$691,000
Method: Sale
Date: 01/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 257 sqm approx