

## 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  
1/6 Munro 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)

Range between \$570,000 & \$625,000

#### 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 | 1/2 Bridges Av EDITHVALE 3196       | \$605,000 | 02/05/2019   |
| 2 | 2/13 Swan Wik CHELSEA 3196          | \$585,000 | 08/07/2019   |
| 3 | 2/14 Fourth Av CHELSEA HEIGHTS 3196 | \$570,000 | 01/06/2019   |

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.



2   -   -

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$625,000  
**Median Unit Price**  
Year ending March 2019: \$760,000

## Comparable Properties



**1/2 Bridges Av EDITHVALE 3196 (VG)**

[Agent Comments](#)

2   -   -

**Price:** \$605,000  
**Method:** Sale  
**Date:** 02/05/2019  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**2/13 Swan Wik CHELSEA 3196 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 08/07/2019  
**Rooms:** 3  
**Property Type:** Unit



**2/14 Fourth Av CHELSEA HEIGHTS 3196 (REI)** [Agent Comments](#)

2   2   1

**Price:** \$570,000  
**Method:** Auction Sale  
**Date:** 01/06/2019  
**Rooms:** 4  
**Property Type:** Unit