

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

4a Mary Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$990,000 Property Type House Suburb Edithvale

Period - From 01/10/2018 to 30/09/2019 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	1/16 Embankment Gr CHELSEA 3196	\$1,100,000	06/10/2019
2	40 French Av EDITHVALE 3196	\$1,095,000	01/10/2019
3	2b Bega Ct ASPENDALE 3195	\$1,095,000	31/10/2019

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.~~

This Statement of Information was prepared on:

11/01/2020 15:41



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2019: \$990,000

Comparable Properties



1/16 Embankment Gr CHELSEA 3196 (REI/VG) Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 06/10/2019
Property Type: Townhouse (Single)



40 French Av EDITHVALE 3196 (REI/VG) Agent Comments



Price: \$1,095,000
Method: Private Sale
Date: 01/10/2019
Property Type: Townhouse (Single)
Land Size: 224 sqm approx



2b Bega Ct ASPENDALE 3195 (VG) Agent Comments



Price: \$1,095,000
Method: Sale
Date: 31/10/2019
Property Type: House (Res)
Land Size: 278 sqm approx