

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

50 Munro Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$980,000 & \$1,000,000

Median sale price

Median price \$736,000 Property Type Unit Suburb Edithvale

Period - From 01/01/2020 to 31/03/2020 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	10a Lochiel Av EDITHVALE 3196	\$1,000,000	07/05/2020
2			
3			

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.

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Property Type: Townhouse
(Single)

Land Size: 204 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$980,000 - \$1,000,000

Median Unit Price

March quarter 2020: \$736,000

Comparable Properties



10a Lochiel Av EDITHVALE 3196 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,000,000

Method: Private Sale

Date: 07/05/2020

Rooms: 5

Property Type: House

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.