

# 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

26 Mary 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 \$900,000 & \$990,000

### Median sale price

Median price \$1,000,000 Property Type House Suburb Edithvale

Period - From 01/04/2019 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	27 Haig Av EDITHVALE 3196	\$952,000	14/05/2020
2	30 Bridges Av EDITHVALE 3196	\$950,000	29/05/2020
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.

This Statement of Information was prepared on:

06/07/2020 11:54

Michael Cooney

9589 6077

0418 325 052

mcooney@hodges.com.au

**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

Year ending March 2020: \$1,000,000



4 2 1

**Property Type:** House (Res)

**Land Size:** 620 sqm approx

**Agent Comments**

## Comparable Properties



**27 Haig Av EDITHVALE 3196 (REI)**

**Agent Comments**

4 2 2

**Price:** \$952,000

**Method:** Private Sale

**Date:** 14/05/2020

**Property Type:** House (Res)

**Land Size:** 743 sqm approx



**30 Bridges Av EDITHVALE 3196 (REI)**

**Agent Comments**

4 1 2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 29/05/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 743 sqm approx

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.