

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

20 Fraser Avenue, Edithvale Vic 3196

Indicative selling price

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

Single price \$1,025,000

Median sale price

Median price \$1,000,000

Property Type House

Suburb Edithvale

Period - From 01/10/2019

to 30/09/2020

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	337 Nepean Hwy CHELSEA 3196	\$1,025,000	23/09/2020
2	31 Niringa Av ASPENDALE 3195	\$1,015,000	03/09/2020
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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:

18/12/2020 15:35



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Property Type: House (Res)
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$1,025,000
Median House Price
Year ending September 2020: \$1,000,000

Comparable Properties



337 Nepean Hwy CHELSEA 3196 (REI)

Agent Comments

3 2 3

Price: \$1,025,000
Method: Private Sale
Date: 23/09/2020
Property Type: House



31 Nirringa Av ASPENDALE 3195 (VG)

Agent Comments

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Price: \$1,015,000
Method: Sale
Date: 03/09/2020
Property Type: House (Res)
Land Size: 534 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.