

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
1/5 Edithvale Road, Edithvale Vic 3196

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$823,000 House Unit X Suburb Edithvale

Period - From 01/10/2018 to 31/12/2018 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	242a Station St EDITHVALE 3196	\$920,000	10/02/2019
2	3/50 Catherine Av CHELSEA 3196	\$910,000	13/10/2018
3	2/52 Field Av EDITHVALE 3196	\$871,000	17/11/2018

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.



4 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
 \$870,000 - \$950,000
Median Unit Price
 December quarter 2018: \$823,000

Comparable Properties



242a Station St EDITHVALE 3196 (REI)

[Agent Comments](#)

3 2 1

Price: \$920,000
Method: Private Sale
Date: 10/02/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 276 sqm approx



3/50 Catherine Av CHELSEA 3196 (REI)

[Agent Comments](#)

3 2 2

Price: \$910,000
Method: Private Sale
Date: 13/10/2018
Rooms: -
Property Type: Townhouse (Single)



2/52 Field Av EDITHVALE 3196 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$871,000
Method: Auction Sale
Date: 17/11/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 344 sqm approx