

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

36 Lochiel Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,285,000

Property Type House

Suburb Edithvale

Period - From 23/01/2022

to

22/01/2023

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	11 Monique Ct ASPENDALE GARDENS 3195	\$1,200,000	26/11/2022
2	99 Nurten Pde ASPENDALE GARDENS 3195	\$1,182,000	12/11/2022
3	20 Hughes Av EDITHVALE 3196	\$1,155,000	23/12/2022

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:

23/01/2023 12:37



3 1 1

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

23/01/2022 - 22/01/2023: \$1,285,000

Comparable Properties



11 Monique Ct ASPENDALE GARDENS 3195 (REI)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House (Res)

Land Size: 606 sqm approx

99 Nurten Pde ASPENDALE GARDENS 3195 (VG)

Agent Comments

4 - -

Price: \$1,182,000

Method: Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 564 sqm approx



20 Hughes Av EDITHVALE 3196 (REI)

Agent Comments

3 1 2

Price: \$1,155,000

Method: Private Sale

Date: 23/12/2022

Property Type: House

Land Size: 743 sqm approx