

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	64 Bayside Avenue Edithvale, 3196
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$800,000 & \$880,000
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### Median sale price

Median price	\$900,000	Property Type	HOUSE	Suburb	EDITHVALE
Period - From	02-Feb-2022	to	22-Oct-2022	Source	realstate

### Comparable property sales

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	1/82 Edithvale Road, Edithvale, Vic 3196	\$820,000	24-Jun-2022
2	1/31 Munro Avenue, Edithvale, Vic 3196	\$930,000	11-Jul-2022
3	1/56 Keith Avenue, Edithvale, Vic 3196	\$1,450,000	01-Jun-2022

This statement of information was prepared on 26-Jul-2023 at 10:29:56 AM EST