

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

22 French Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Edithvale

Period - From 01/10/2021

to 31/12/2021

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	40 Iluka Av ASPENDALE 3195	\$1,450,000	11/12/2021
2	8 Langrigg Av EDITHVALE 3196	\$1,450,000	11/12/2021
3	18 Haig Av EDITHVALE 3196	\$1,400,000	18/02/2022

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:

01/03/2022 17:25



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Property Type:
Land Size: 706 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
December quarter 2021: \$1,450,000

Comparable Properties



40 Iluka Av ASPENDALE 3195 (REI/VG)

Agent Comments

4 2 2

Price: \$1,450,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 523 sqm approx



8 Langrigg Av EDITHVALE 3196 (REI)

Agent Comments

3 2 2

Price: \$1,450,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 697 sqm approx



18 Haig Av EDITHVALE 3196 (REI)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Sold Before Auction
Date: 18/02/2022
Property Type: House