

## 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	58 Keith Avenue, Edithvale Vic 3196
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#### Indicative selling price

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

Single price \$1,025,000

#### Median sale price

Median price	\$1,050,000	House	X	Unit		Suburb	Edithvale
Period - From	01/07/2017	to	30/06/2018	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	63 Catherine Av CHELSEA 3196	\$1,135,000	08/05/2018
2	16 French Av EDITHVALE 3196	\$1,100,000	02/06/2018
3	13 Lochiel AV EDITHVALE 3196	\$1,060,000	23/06/2018

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   1   2

**Rooms:**

**Property Type:** House

Agent Comments

## Comparable Properties

**63 Catherine Av CHELSEA 3196 (REI/VG)**

Agent Comments

2   -   -

**Price:** \$1,135,000

**Method:** Private Sale

**Date:** 08/05/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 847 sqm approx



**16 French Av EDITHVALE 3196 (REI)**

Agent Comments

3   1   2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 02/06/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 650 sqm approx



**13 Lochiel AV EDITHVALE 3196 (REI)**

Agent Comments

3   1   1

**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 23/06/2018

**Rooms:** -

**Property Type:** House (Res)