## hockingstuart

Mark Blit 0412 512 889 mblit@hockingstuart.com.au





Rooms: Property Type: House Land Size: 705 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,150,000 Median House Price Year ending June 2017: \$1,002,500

## **Comparable Properties**



Price: \$1,135,000 Method: Auction Sale Date: 22/04/2017 Rooms: -Property Type: House (Res) Land Size: 798 sqm approx

**•** 4

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60 Keith Av EDITHVALE 3196 (REI)

71 Hughes Av EDITHVALE 3196 (REI)

**2** 

**2** 



Price: \$1,110,000 Method: Auction Sale Date: 08/07/2017 Rooms: -Property Type: House (Res)



Property Type: House (Res) Land Size: 697 sqm approx 43 Langrigg Av EDITHVALE 3196 (REI)

1

Agent Comments

Agent Comments

Agent Comments

Price: \$1,092,000 Method: Auction Sale Date: 01/07/2017 Rooms: -Property Type: House (Res) Land Size: 697 sqm approx

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### 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

21 Langrigg Avenue, Edithvale Vic 3196

#### Indicative selling price

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

Range betwee	\$1,100,000		&		\$1,150,000		
Median sale p	rice						
Median price	\$1,002,500	Н	ouse	х	Su	burb	Edithvale
Period - From	01/07/2016	to	30/06	6/2017	Source	REIV	1

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
71 Hughes Av EDITHVALE 3196	\$1,135,000	22/04/2017
60 Keith Av EDITHVALE 3196	\$1,110,000	08/07/2017
43 Langrigg Av EDITHVALE 3196	\$1,092,000	01/07/2017

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propertydata

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