



4 2 3

**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



**71 Hughes Av EDITHVALE 3196 (REI)**

**Agent Comments**

4 2 2

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

**60 Keith Av EDITHVALE 3196 (REI)**

**Agent Comments**

4 2 1

**Price:** \$1,110,000  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**43 Langrigg Av EDITHVALE 3196 (REI)**

**Agent Comments**

3 1 2

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

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&amp;

\$1,150,000

## Median sale price

Median price \$1,002,500

House

X

Suburb

Edithvale

Period - From 01/07/2016

to

30/06/2017

Source REIV

## 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