

## 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

60 Bayside 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

### 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 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

1/36 Northcliffe Road Edithvale VIC 3196	\$863,500	26-Oct-19
3/2 Bapaume Avenue Edithvale VIC 3196	\$890,000	16-Oct-19
3/67 Swan Walk Chelsea VIC 3196	\$870,000	12-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 21 April 2020

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**1/36 Northcliffe Road Edithvale VIC 3196** Sold Price **\$863,500** Sold Date **26-Oct-19**

 3  2  1

Distance **0.15km**



**3/2 Bapaume Avenue Edithvale VIC 3196** Sold Price **\$890,000** Sold Date **16-Oct-19**

 3  2  2

Distance **0.6km**



**3/67 Swan Walk Chelsea VIC 3196** Sold Price **\$870,000** Sold Date **12-Nov-19**

 4  3  2

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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