

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

6 Mary Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,250,000

&

\$1,300,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Edithvale

Period - From 01/10/2021

to 30/09/2022

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	60 Fraser Av EDITHVALE 3196	\$1,280,000	08/10/2022
2	41 Fraser Av EDITHVALE 3196	\$1,270,000	25/10/2022
3	52 Lochiel Av EDITHVALE 3196	\$1,255,000	21/11/2022

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:

30/11/2022 16:02



Property Type: House (Res)
Land Size: 639 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median House Price
Year ending September 2022: \$1,350,000

Comparable Properties



60 Fraser Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,280,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 488 sqm approx



41 Fraser Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,270,000
Method: Sold Before Auction
Date: 25/10/2022
Property Type: House (Res)



52 Lochiel Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,255,000
Method: Private Sale
Date: 21/11/2022
Property Type: House
Land Size: 694 sqm approx