

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

90 Keith Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,226,500

Property Type House

Suburb Edithvale

Period - From 01/07/2023

to 30/06/2024

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	13 Lawrence Av ASPENDALE 3195	\$1,370,000	04/05/2024
2	7 Randall Av EDITHVALE 3196	\$1,310,000	27/04/2024
3	92 Fraser Av EDITHVALE 3196	\$1,300,000	23/05/2024

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:

16/07/2024 09:46



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending June 2024: \$1,226,500

Comparable Properties



13 Lawrence Av ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,370,000
Method: Private Sale
Date: 04/05/2024
Property Type: House
Land Size: 765 sqm approx



7 Randall Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$1,310,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 741 sqm approx



92 Fraser Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 23/05/2024
Property Type: House
Land Size: 725 sqm approx