

## 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

13 Lochiel 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 \$1,000,000 & \$1,050,000

#### Median sale price

Median price \$1,085,000 House X Unit Suburb Edithvale

Period - From 01/04/2017 to 31/03/2018 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	16 Munro Av EDITHVALE 3196	\$1,120,000	07/04/2018
2	26 Northcliffe Rd EDITHVALE 3196	\$1,092,500	06/04/2018
3	16 Edithvale Rd EDITHVALE 3196	\$1,065,000	20/04/2018

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.



3   1   1

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,050,000  
**Median House Price**  
Year ending March 2018: \$1,085,000

## Comparable Properties



**16 Munro Av EDITHVALE 3196 (REI)**

**Agent Comments**

3   2   3

**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 07/04/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 784 sqm approx



**26 Northcliffe Rd EDITHVALE 3196 (REI)**

**Agent Comments**

3   1   3

**Price:** \$1,092,500  
**Method:** Sold Before Auction  
**Date:** 06/04/2018  
**Rooms:** 5  
**Property Type:** House (Res)



**16 Edithvale Rd EDITHVALE 3196 (REI/VG)**

**Agent Comments**

4   1   2

**Price:** \$1,065,000  
**Method:** Private Sale  
**Date:** 20/04/2018  
**Rooms:** -  
**Property Type:** House (Res)