hockingstuart

Daniel Wright 03 9772 7222 0414 788 828 dwright@hockingstuart.com.au

Indicative Selling Price \$1,050,000 - \$1,155,000 **Median House Price** March quarter 2017: \$1,059,000





Rooms:

Property Type: House Land Size: 697 sqm **Agent Comments**

Comparable Properties



52 Keith Av EDITHVALE 3196 (REI)

Method: Sold Before Auction

Date: 01/04/2017

Price: \$1,200,000

Rooms: -

Property Type: House (Res)

Agent Comments

This property has plans and permits in place already for 3 townhouses.



17 Joffre Av EDITHVALE 3196 (REI)



Price: \$1,130,000 Method: Auction Sale Date: 01/04/2017

Rooms: 7

Property Type: House (Res)

Agent Comments



53 Langrigg Av EDITHVALE 3196 (REI)

- 5

Price: \$1,059,000 Method: Private Sale Date: 28/03/2017

Rooms: 7

Property Type: House (Res)

Agent Comments

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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	

Indicative selling price

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

Range between	\$1,050,000	&	\$1,155,000

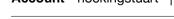
Median sale price

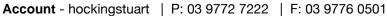
Median price	\$1,059,000	Н	ouse	Х		Sul	burb	Edithvale
Period - From	01/01/2017	to	31/03	3/2017	So	urce	REIV	,

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
52 Keith Av EDITHVALE 3196	\$1,200,000	01/04/2017
17 Joffre Av EDITHVALE 3196	\$1,130,000	01/04/2017
53 Langrigg Av EDITHVALE 3196	\$1,059,000	28/03/2017









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