



**Rooms:**

**Property Type:** House

**Land Size:** 697 sqm

**Agent Comments**

## Comparable Properties



**52 Keith Av EDITHVALE 3196 (REI)**



**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 01/04/2017

**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)**



**Price:** \$1,059,000

**Method:** Private Sale

**Date:** 28/03/2017

**Rooms:** 7

**Property Type:** House (Res)

**Agent Comments**

## 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

1 Langrigg 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 \$1,050,000

&

\$1,155,000

## Median sale price

Median price \$1,059,000

House

X

Suburb

Edithvale

Period - From 01/01/2017

to

31/03/2017

Source

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