

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

1/90 Northcliffe Road, Edithvale Vic 3196

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$683,000 Property Type Unit Suburb Edithvale

Period - From 26/05/2020 to 25/05/2021 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	9/334-339 Station St CHELSEA 3196	\$452,000	25/02/2021
2	17/18 Avondale Av CHELSEA 3196	\$480,000	09/01/2021
3	2/90 Northcliffe Rd EDITHVALE 3196	\$470,000	06/01/2021

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: 26/05/2021 10:57



1 -

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

26/05/2020 - 25/05/2021: \$683,000

Comparable Properties



9/334-339 Station St CHELSEA 3196 (REI)

Agent Comments

2 1 1

Price: \$452,000

Method: Private Sale

Date: 25/02/2021

Property Type: Apartment

Land Size: 82 sqm approx

17/18 Avondale Av CHELSEA 3196 (VG)

Agent Comments

2 - -

Price: \$480,000

Method: Sale

Date: 09/01/2021

Property Type: Strata Unit/Flat



2/90 Northcliffe Rd EDITHVALE 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$470,000

Method: Private Sale

Date: 06/01/2021

Property Type: Unit