

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

25 Northcliffe Road, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,000,000

Property Type House

Suburb Edithvale

Period - From 01/04/2019

to 31/03/2020

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	19 Keith Av, Edithvale, Vic 3196, Australia	\$1,610,000	12/06/2020
2	50 Field Av EDITHVALE 3196	\$1,415,500	11/06/2020
3			

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:

25/06/2020 09:39



 4  2  2

Property Type: House

Agent Comments

Comparable Properties

19 Keith Av, Edithvale, Vic 3196, Australia (REI)

Agent Comments

 4  3  2

Price: \$1,610,000

Method:

Date: 12/06/2020

Property Type: House



50 Field Av EDITHVALE 3196 (REI)

Agent Comments

 4  2  2

Price: \$1,415,500

Method: Private Sale

Date: 11/06/2020

Rooms: 6

Property Type: House

Land Size: 696 sqm approx

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.