

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

1/59 Langrigg Avenue, Edithvale Vic 3196

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$1,045,000

House

X

Unit

Suburb

Edithvale

Period - From

01/10/2016

to

30/09/2017

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	27 Fraser Av EDITHVALE 3196	\$753,000	29/07/2017
2	2 Cross Rd CHELSEA 3196	\$740,000	13/10/2017
3	7/7 Parkview Dr ASPENDALE 3195	\$677,500	17/06/2017

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
\$730,000

Median House Price
Year ending September 2017: \$1,045,000

Comparable Properties



27 Fraser Av EDITHVALE 3196 (REI)

Agent Comments

3 1 2

Price: \$753,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: Unit
Land Size: 354 sqm approx



2 Cross Rd CHELSEA 3196 (REI)

Agent Comments

3 1 1

Price: \$740,000
Method: Private Sale
Date: 13/10/2017
Rooms: 5
Property Type: Unit
Land Size: 270 sqm approx



7/7 Parkview Dr ASPENDALE 3195 (REI/VG)

Agent Comments

3 1 1

Price: \$677,500
Method: Auction Sale
Date: 17/06/2017
Rooms: 4
Property Type: Townhouse (Res)