

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/68 Northcliffe Road, Edithvale Vic 3196

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$750,500

Property Type Unit

Suburb Edithvale

Period - From 01/07/2018

to 30/06/2019

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	292a Station St CHELSEA 3196	\$755,000	04/05/2019
2	3/36 Northcliffe Rd EDITHVALE 3196	\$740,000	12/04/2019
3	2/4 Ella Gr CHELSEA 3196	\$729,000	20/06/2019

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:

16/09/2019



3 2 3

Property Type: Residential
Townhouse

Agent Comments

Comparable Properties



292a Station St CHELSEA 3196 (REI/VG)

Agent Comments

3 2 3

Price: \$755,000

Method: Auction Sale

Date: 04/05/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 200 sqm approx

3/36 Northcliffe Rd EDITHVALE 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$740,000

Method: Sold Before Auction

Date: 12/04/2019

Property Type: Townhouse (Res)

Land Size: 221 sqm approx



2/4 Ella Gr CHELSEA 3196 (VG)

Agent Comments

3 - -

Price: \$729,000

Method: Sale

Date: 20/06/2019

Property Type: Flat/Unit/Apartment (Res)