

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

3/88 Northcliffe Road Edithvale VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,250

Property type

Unit

Suburb

Edithvale

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 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

2/42 Northcliffe Road Edithvale VIC 3196	\$792,000	29-May-21
42 Northcliffe Road Edithvale VIC 3196	\$792,000	29-May-21
1/30 French Avenue Edithvale VIC 3196	\$772,500	19-May-21

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 6 months.~~

This Statement of Information was prepared on: 04 November 2021

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2/42 Northcliffe Road Edithvale VIC 3196

Sold Price

\$792,000

Sold Date

29-May-21

 2

 1

 1

Distance

0.44km



42 Northcliffe Road Edithvale VIC 3196

Sold Price

^{RS} **\$792,000**

Sold Date

29-May-21

 2

 1

 1

Distance

0.44km



1/30 French Avenue Edithvale VIC 3196

Sold Price

\$772,500

Sold Date

19-May-21

 3

 1

 2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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