

## 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

2/19 Rae Avenue, Edithvale Vic 3196

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000

&amp;

\$660,000

## Median sale price

Median price \$695,500

House

Unit

X

Suburb Edithvale

Period - From 01/07/2016

to

30/06/2017

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	18 Tudor Court Edithvale	\$650,000	01/06/2017
2			
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.



**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**18 Tudor Ct EDITHVALE 3196 (REI/VG)**

**Agent Comments**



**Price:** \$650,000

**Method:** Private Sale

**Date:** 01/06/2017

**Rooms:** 4

**Property Type:** Unit

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.