

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

51a Field Avenue, Edithvale Vic 3196

Indicative selling price

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

Single price \$1,080,000

Median sale price

Median price \$1,025,000

House

X

Unit

Suburb

Edithvale

Period - From 01/10/2017

to

30/09/2018

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	7b Lawrence Av ASPENDALE 3195	\$1,280,000	21/07/2018
2	21b Haig Av EDITHVALE 3196	\$1,147,000	19/10/2018
3	1a Black St CHELSEA 3196	\$1,085,000	10/09/2018

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.



4 2 1

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,080,000

Median House Price
Year ending September 2018: \$1,025,000

Comparable Properties



7b Lawrence Av ASPENDALE 3195 (REI/VG)

Agent Comments

4 3 1

Price: \$1,280,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: Townhouse (Res)

21b Haig Av EDITHVALE 3196 (REI)

Agent Comments

3 2 1

Price: \$1,147,000
Method: Private Sale
Date: 19/10/2018
Rooms: -
Property Type: Unit

1a Black St CHELSEA 3196 (VG)

Agent Comments

1 - -

Price: \$1,085,000
Method: Sale
Date: 10/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 315 sqm approx