

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	3/223 Nepean Highway, Edithvale Vic 3196
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquotingRange between &

Median sale price

Median price	<input type="text" value="\$717,500"/>	House	<input type="text"/>	Unit	<input type="text" value="X"/>	Suburb	<input type="text" value="Edithvale"/>
Period - From	<input type="text" value="01/10/2016"/>	to	<input type="text" value="30/09/2017"/>	Source	<input type="text" value="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	4/192-194 Nepean Hwy ASPENDALE 3195	\$910,000	03/06/2017
2	36a Ivan Av EDITHVALE 3196	\$870,000	19/05/2017
3	5/148 Nepean Hwy ASPENDALE 3195	\$805,000	15/07/2017

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 2 2

Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



4/192-194 Nepean Hwy ASPENDALE 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$910,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 4

Property Type: Townhouse (Res)



36a Ivan Av EDITHVALE 3196 (REI/VG)

Agent Comments

3 2 1

Price: \$870,000

Method: Sold Before Auction

Date: 19/05/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 297 sqm approx



5/148 Nepean Hwy ASPENDALE 3195 (REI/VG) Agent Comments

3 2 2

Price: \$805,000

Method: Auction Sale

Date: 15/07/2017

Rooms: -

Property Type: Townhouse (Res)