

Irene Casey 9583 3246 0412 306 425 icasey@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	3/223 Nepean Highway, Edithvale Vic 3196
ndicative selling pric	ce

Ir

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

Range between \$780,000 & \$830,000	Range between	\$780,000	&	\$830,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$717,500	Hou	se	Unit	Х		Subu	ırb	Edithvale
Period - From	01/10/2016	to	30/09/2017		Sour	ce	REIV		

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Add	dress 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.

Account - hockingstuart | P: 03 9583 3246 | F: 03 9584 7214





Generated: 31/10/2017 14:19

hockingstuart

hockingstuart

Irene Casey 9583 3246 0412 306 425 icasey@hockingstuart.com.au

> **Indicative Selling Price** \$780,000 - \$830,000 **Median Unit Price**

Year ending September 2017: \$717,500



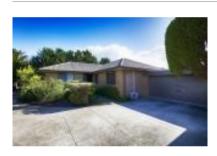


Rooms:

Property Type: Townhouse

Agent Comments

Comparable Properties



4/192-194 Nepean Hwy ASPENDALE 3195

(REI/VG)

Price: \$910.000 Method: Auction Sale Date: 03/06/2017

Rooms: 4

Property Type: Townhouse (Res)

36a Ivan Av EDITHVALE 3196 (REI/VG)





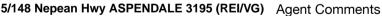
Price: \$870,000

Method: Sold Before Auction

Date: 19/05/2017

Rooms: 5

Property Type: Townhouse (Res) Land Size: 297 sqm approx





= 3

Price: \$805,000 Method: Auction Sale Date: 15/07/2017

Rooms: -

Property Type: Townhouse (Res)

Account - hockingstuart | P: 03 9583 3246 | F: 03 9584 7214





Generated: 31/10/2017 14:19

Agent Comments

Agent Comments