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 Carrington Street, Edithvale Vic 3196

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

| Median price | $990,000 | Property Type | House | Suburb | Edithvale |

| Period - From | 01/10/2018 | to | 30/09/2019 | 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 198a Nepean Hwy ASPENDALE 3195	$1,400,000	02/06/2019
2 7 Natal Av EDITHVALE 3196	$1,325,000	13/08/2019
3 2 Taylor Av ASPENDALE 3195	$1,300,000	26/05/2019

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.~~

This Statement of Information was prepared on: 12/11/2019 11:05

CONSUMER AFFAIRS VICTORIA

hockingstuart

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🛏 4   🛁 2   🚗 2

Property Type: House
Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending September 2019: $990,000

Comparable Properties

198a Nepean Hwy ASPENDALE 3195 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $1,400,000
Method: Private Sale
Date: 02/06/2019
Property Type: House
Land Size: 479 sqm approx

Agent Comments

7 Natal Av EDITHVALE 3196 (REI)

🛏 5   🛁 3   🚗 2

Price: $1,325,000
Method: Private Sale
Date: 13/08/2019
Property Type: House

Agent Comments

2 Taylor Av ASPENDALE 3195 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,300,000
Method: Private Sale
Date: 26/05/2019
Property Type: House
Land Size: 468 sqm approx

Agent Comments

Account - hockingstuart | P: 03 9583 3246