

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

42a Northcliffe Road, Edithvale Vic 3196

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$751,000

Property Type Unit

Suburb Edithvale

Period - From 01/04/2020

to 31/03/2021

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	13b Cross Rd CHELSEA 3196	\$750,000	10/02/2021
2	7 Chelbara Ct CHELSEA 3196	\$740,000	05/04/2021
3	2/127 Kinross Av EDITHVALE 3196	\$705,000	22/02/2021

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:

05/05/2021 16:47



 2  1  1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
Year ending March 2021: \$751,000

Comparable Properties



13b Cross Rd CHELSEA 3196 (REI/VG)

Agent Comments

 2  1  1

Price: \$750,000
Method: Private Sale
Date: 10/02/2021
Property Type: Unit



7 Chelbara Ct CHELSEA 3196 (REI)

Agent Comments

 2  1  3

Price: \$740,000
Method: Private Sale
Date: 05/04/2021
Property Type: Unit



2/127 Kinross Av EDITHVALE 3196 (REI/VG)

Agent Comments

 2  1  1

Price: \$705,000
Method: Private Sale
Date: 22/02/2021
Property Type: Unit