

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**66 Northcliffe Road,  
EDITHVALE 3196**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,250,000 - \$1,375,000**

### Median sale price

Median **Unit** for **EDITHVALE** for period **Jan 2018 - Jun 2018**

Sourced from **Pricefinder**.

**\$955,000**

### Comparable property sales

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 the most comparable to the property for sale.

**102 Berry Avenue,  
EDITHVALE 3196**

**Price \$1,356,000** Sold 05  
May 2018

**33 Swanpool Avenue,  
CHELSEA 3196**

**Price \$1,220,000** Sold 27  
June 2018

**79 Berry Avenue,  
EDITHVALE 3196**

**Price \$1,440,000** Sold 28  
February 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit  
8 beds 4 baths 4 parking

### Ray White Chelsea

394 - 395 Nepean Highway,  
Chelsea VIC 3196

### Contact agents



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**RayWhite**