

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

1/5 Fraser Avenue Edithvale VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$399,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$893,000

Property type

House

Suburb

Edithvale

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 2/27 Argyle Avenue Chelsea VIC 3196 | \$411,000 | 23-Sep-19 |
| 210/195 Station Street Edithvale VIC 3196 | \$430,500 | 06-Jan-20 |
| 41/95-99 Edithvale Road Edithvale VIC 3196 | \$433,500 | 06-Dec-19 |

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 6 months.~~

This Statement of Information was prepared on: 11 February 2020



OBrien Real Estate

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2/27 Argyle Avenue Chelsea VIC 3196

2 1 1

Sold Price

\$411,000

Sold Date

23-Sep-19

Distance

1.88km



210/195 Station Street Edithvale VIC 3196

2 1 1

Sold Price

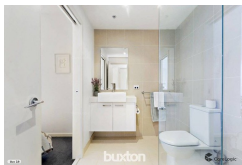
^{RS} **\$430,500**

Sold Date

06-Jan-20

Distance

0.64km



41/95-99 Edithvale Road Edithvale VIC 3196

2 1 1

Sold Price

^{RS} **\$433,500** ^{UN}

Sold Date

06-Dec-19

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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