

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

113 Ella Grove, Edithvale Vic 3196

Indicative selling price

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

Range between \$960,000

&

\$1,020,000

Median sale price

Median price \$1,204,500

Property Type House

Suburb Edithvale

Period - From 01/07/2022

to

30/06/2023

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	4 Kiewa Ct ASPENDALE 3195	\$1,005,000	29/05/2023
2	73 Edithvale Rd EDITHVALE 3196	\$1,000,000	19/04/2023
3	39 Sutton St CHELSEA HEIGHTS 3196	\$960,000	25/03/2023

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:

24/07/2023 11:33



Property Type: House (Previously Occupied - Detached)
Land Size: 671 sqm approx
 Agent Comments

Indicative Selling Price
 \$960,000 - \$1,020,000
Median House Price
 Year ending June 2023: \$1,204,500

Comparable Properties



4 Kiewa Ct ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,005,000
Method: Private Sale
Date: 29/05/2023
Property Type: House
Land Size: 646 sqm approx



73 Edithvale Rd EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 19/04/2023
Property Type: House
Land Size: 590 sqm approx



39 Sutton St CHELSEA HEIGHTS 3196 (REI/VG)

Agent Comments



Price: \$960,000
Method: Private Sale
Date: 25/03/2023
Property Type: House
Land Size: 713 sqm approx

Account - Barry Plant | P: 03 9586 0500