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	113 Ella Grove, Edithvale Vic 3196
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$960,000	&	\$1,020,000
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Median sale price

Median price	\$1,204,500	Pro	perty 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

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 comparableproperties 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)

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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)

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



39 Sutton St CHELSEA HEIGHTS 3196

(REI/VG)







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

Account - Barry Plant | P: 03 9586 0500





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