

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

21a Randall Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$987,000

Property Type Townhouse

Suburb Edithvale

Period - From 02/10/2023

to

01/10/2024

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	27 Fraser Av EDITHVALE 3196	\$965,000	11/09/2024
2	2/59 Ella Gr CHELSEA 3196	\$980,000	04/08/2024
3	39a Northcliffe Rd EDITHVALE 3196	\$917,000	24/07/2024

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:

02/10/2024 09:47



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 445 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median Townhouse Price
 02/10/2023 - 01/10/2024: \$987,000

Comparable Properties



27 Fraser Av EDITHVALE 3196 (REI)

Agent Comments

3 1 2

Price: \$965,000
Method: Private Sale
Date: 11/09/2024
Property Type: House
Land Size: 356 sqm approx



2/59 Ella Gr CHELSEA 3196 (REI)

Agent Comments

3 2 2

Price: \$980,000
Method: Sold Before Auction
Date: 04/08/2024
Property Type: Unit



39a Northcliffe Rd EDITHVALE 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$917,000
Method: Sold Before Auction
Date: 24/07/2024
Property Type: House (Res)
Land Size: 364 sqm approx

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