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	21a Randall Avenue, Edithvale Vic 3196
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000	&	\$990,000
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Median sale price

Median price	\$987,000	Pro	perty Type	Towr	nhouse		Suburb	Edithvale
Period - From	02/10/2023	to	01/10/2024		So	urce	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

Add	dress 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 comparableproperties 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
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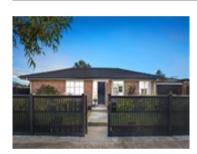
Rooms: 6

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)

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



2/59 Ella Gr CHELSEA 3196 (REI)

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Agent Comments

Agent Comments

Price: \$980,000

Method: Sold Before Auction

Date: 04/08/2024 Property Type: Unit



39a Northcliffe Rd EDITHVALE 3196 (REI/VG)

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Method: Sold Before Auction

Date: 24/07/2024

Price: \$917,000

Property Type: House (Res) Land Size: 364 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216



