



Real Estate

STATEMENT OF INFORMATION

29/95-99 EDITHVALE ROAD, EDITHVALE, VIC 3196

PREPARED BY NIKKI WESTON, ZED REAL ESTATE, PHONE: 0432545527

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29/95-99 EDITHVALE ROAD, EDITHVALE,

 3  2  2

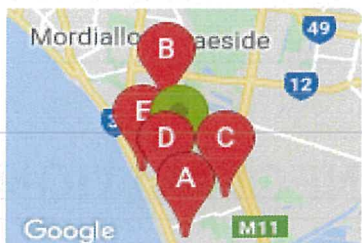
Indicative Selling Price

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

Price Range: \$530,000 to \$583,000

Provided by: Nikki Weston, Zed Real Estate

MEDIAN SALE PRICE



EDITHVALE, VIC, 3196

Suburb Median Sale Price (Unit)

\$710,000

01 January 2019 to 30 June 2019

Provided by: 

COMPARABLE PROPERTIES

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.



1/29 SHERWOOD AVE, CHELSEA, VIC 3196

 3  1  1

Sale Price

***\$650,000**

Sale Date: 15/06/2019

Distance from Property: 2km



1/140 WELLS RD, ASPENDALE GARDENS, VIC

 3  1  2

Sale Price

\$600,000

Sale Date: 30/03/2019

Distance from Property: 1.9km



4/6 SEVENTH AVE, CHELSEA HEIGHTS, VIC

 3  1  2

Sale Price

***\$620,000**

Sale Date: 18/03/2019

Distance from Property: 1.5km



This report has been compiled on 15/07/2019 by Zed Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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2/25 BAYSIDE AVE, EDITHVALE, VIC 3196

3 1 6

Sale Price
\$660,000

Sale Date: 11/02/2019

Distance from Property: 854m



304/195 STATION ST, EDITHVALE, VIC 3196

2 2 1

Sale Price
***\$690,000**

Sale Date: 26/06/2019

Distance from Property: 970m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

29/95-99 EDITHVALE ROAD, EDITHVALE, VIC 3196

Indicative selling price

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

Price Range: \$530,000 to \$583,000

Median sale price

Median price

\$710,000

House

Unit

X

Suburb

EDITHVALE

Period

01 January 2019 to 30 June 2019

Source

pricefinder

Comparable property sales

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
1/29 SHERWOOD AVE, CHELSEA, VIC 3196	*\$650,000	15/06/2019
1/140 WELLS RD, ASPENDALE GARDENS, VIC 3195	\$600,000	30/03/2019
4/6 SEVENTH AVE, CHELSEA HEIGHTS, VIC 3196	*\$620,000	18/03/2019

2/25 BAYSIDE AVE, EDITHVALE, VIC 3196	\$660,000	11/02/2019
304/195 STATION ST, EDITHVALE, VIC 3196	*\$690,000	26/06/2019

