

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

17A Ivan Avenue, Edithvale Vic 3196

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$1,047,500

House

X

Unit

Suburb Edithvale

Period - From 01/01/2017

to 31/12/2017

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	6c Hazel Av EDITHVALE 3196	\$970,000	16/02/2018
2	1/14 elsie Gr CHELSEA 3196	\$970,000	27/10/2017
3	1/7 Vincent St EDITHVALE 3196	\$915,000	16/12/2017

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.



3 2 2

Rooms:
Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$950,000

Median House Price
Year ending December 2017: \$1,047,500

Comparable Properties



6c Hazel Av EDITHVALE 3196 (REI)

Agent Comments

3 2 2

Price: \$970,000
Method: Sold Before Auction
Date: 16/02/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 232 sqm approx



1/14 elsie Gr CHELSEA 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$970,000
Method: Private Sale
Date: 27/10/2017
Rooms: 5
Property Type: Unit

1/7 Vincent St EDITHVALE 3196 (REI)

Agent Comments

4 2 3

Price: \$915,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 2
Property Type: Townhouse (Res)