

# 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

15 Rae Avenue, Edithvale Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000

&

\$650,000

### Median sale price

Median price \$902,500

Property Type House

Suburb Edithvale

Period - From 01/07/2018

to 30/06/2019

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	1 Tarella Rd CHELSEA 3196	\$675,000	05/07/2019
2	106 Berry Av EDITHVALE 3196	\$620,000	18/04/2019
3	36 Swan Wik CHELSEA 3196	\$615,000	25/05/2019

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:

25/09/2019 12:26



2 1 2

**Property Type:** House

**Land Size:** 454 sqm approx

Agent Comments

## Comparable Properties



**1 Tarella Rd CHELSEA 3196 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$675,000

**Method:** Private Sale

**Date:** 05/07/2019

**Property Type:** House

**Land Size:** 461 sqm approx



**106 Berry Av EDITHVALE 3196 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$620,000

**Method:** Private Sale

**Date:** 18/04/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 441 sqm approx



**36 Swan Wlk CHELSEA 3196 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$615,000

**Method:** Private Sale

**Date:** 25/05/2019

**Property Type:** House

**Land Size:** 506 sqm approx