

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

73 Elsie Grove, Edithvale Vic 3196

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,274,750

Property Type

House

Suburb

Edithvale

Period - From

01/04/2022

to

31/03/2023

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	25 Rae Av EDITHVALE 3196	\$1,310,000	25/02/2023
2			
3			

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:

11/05/2023 16:32



 3  1  4

Property Type: House
Land Size: 843 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000

Median House Price
Year ending March 2023: \$1,274,750

Comparable Properties



25 Rae Av EDITHVALE 3196 (REI)

Agent Comments

 3  1  2

Price: \$1,310,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 700 sqm approx

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.