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

23 Edithvale Road, Edithvale Vic 3196

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,180,000		&		\$1,295,000			
Median sale p	rice							
Median price	\$1,280,000	Pro	operty Type	Ηοι	ise		Suburb	Edithvale
Period - From	20/12/2023	to	19/12/2024		So	urce	Property	y Data

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.

Add	dress of comparable property	Price	Date of sale
1	8 Field Av EDITHVALE 3196	\$1,265,000	05/12/2024
2	29 Rae Av EDITHVALE 3196	\$1,291,000	17/11/2024
3	21 Elsie Gr EDITHVALE 3196	\$1,200,000	26/10/2024

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.

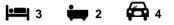
This Statement of Information was prepared on:

20/12/2024 09:39



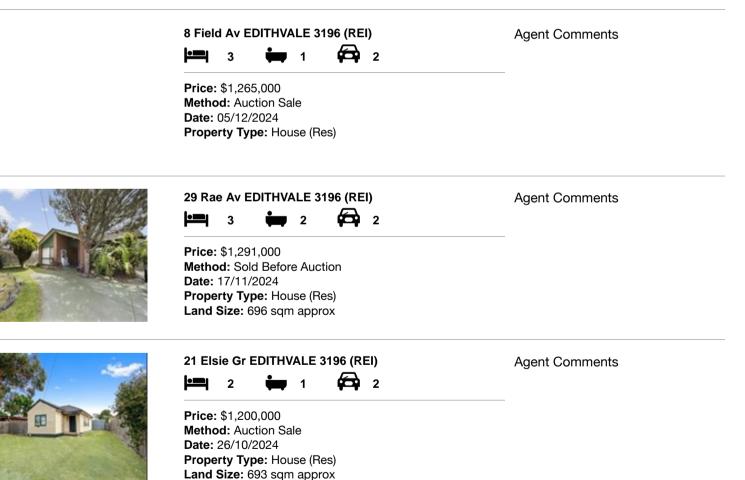






Property Type: House **Land Size:** 697 sqm approx Agent Comments Indicative Selling Price \$1,180,000 - \$1,295,000 Median House Price 20/12/2023 - 19/12/2024: \$1,280,000

Comparable Properties



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



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