



3   2   1

**Rooms:**

**Property Type:** Townhouse (Res)

**Land Size:** 370 sqm

Agent Comments

## Comparable Properties



**2/29 Glenola Rd CHELSEA 3196 (REI)**

Agent Comments

3   2   2

**Price:** \$880,000

**Method:** Sold Before Auction

**Date:** 18/04/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 206 sqm



**36a Ivan Av EDITHVALE 3196 (REI)**

Agent Comments

3   2   1

**Price:** \$870,000

**Method:** Sold Before Auction

**Date:** 19/05/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)



**2/3 Swan Wlk CHELSEA 3196 (REI/VG)**

Agent Comments

4   2   1

**Price:** \$865,000

**Method:** Private Sale

**Date:** 20/03/2017

**Rooms:** 6

**Property Type:** Townhouse (Single)

**Land Size:** 158 sqm

## 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

36b Ivan 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)

Single price \$875,000

## Median sale price

Median price \$665,000

Unit X

Suburb Edithvale

Period - From 01/04/2016 to 31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/29 Glenola Rd CHELSEA 3196	\$880,000	18/04/2017
36a Ivan Av EDITHVALE 3196	\$870,000	19/05/2017
2/3 Swan Wlk CHELSEA 3196	\$865,000	20/03/2017