

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

84 Montrose Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$695,000 & \$725,000

Median sale price

Median price

\$700,000

Property Type

Unit

Suburb

Edithvale

Period - From

01/07/2020

to

30/09/2020

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	73a Montrose Av EDITHVALE 3196	\$787,500	19/06/2020
2	1/18-20 Avondale Av CHELSEA 3196	\$719,000	17/08/2020
3	3/38 Vincent St EDITHVALE 3196	\$690,000	01/07/2020

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:

23/11/2020 17:18

84 Montrose Avenue, Edithvale Vic 3196



2 1.5

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$695,000 - \$725,000

Median Unit Price

September quarter 2020: \$700,000

Comparable Properties



73a Montrose Av EDITHVALE 3196 (REI/VG)

Agent Comments

3 1 2

Price: \$787,500

Method: Private Sale

Date: 19/06/2020

Rooms: 4

Property Type: House

Land Size: 267 sqm approx



1/18-20 Avondale Av CHELSEA 3196 (VG)

Agent Comments

2 - -

Price: \$719,000

Method: Sale

Date: 17/08/2020

Property Type: Strata Unit/Flat



3/38 Vincent St EDITHVALE 3196 (REI)

Agent Comments

2 2 1

Price: \$690,000

Method: Private Sale

Date: 01/07/2020

Property Type: Townhouse (Single)

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.