

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

39B Northcliffe Road, Edithvale VIC 3196

Indicative selling price

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

Single Price

\$895,000

Median sale price

Median price

\$1,007,250

House

x

Suburb

Edithvale

Period - From

Nov 2016

to

Oct 2017

Source

CoreLogic

Comparable property sales

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
39 Ivan Avenue Edithvale VIC 3196	\$895,000	23-Sep-17
27 Elsie Grove Edithvale VIC 3196	\$895,000	23-Sep-17
3/86 Lochiel Avenue Edithvale VIC 3196	\$911,000	07-Aug-17