

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

15 Ivan Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,356,250

Property Type House

Suburb Edithvale

Period - From 01/01/2022

to 31/03/2022

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	14 Joffre Av EDITHVALE 3196	\$1,500,000	30/04/2022
2	8 Langrigg Av EDITHVALE 3196	\$1,450,000	11/12/2021
3	52 Northcliffe Rd EDITHVALE 3196	\$1,421,000	03/04/2022

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:

16/05/2022 17:04



Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
March quarter 2022: \$1,356,250

Comparable Properties

14 Joffre Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House (Res)
Land Size: 700 sqm approx



8 Langrigg Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$1,450,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 697 sqm approx



52 Northcliffe Rd EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,421,000
Method: Private Sale
Date: 03/04/2022
Property Type: House
Land Size: 736 sqm approx