

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

103 Ella Grove Edithvale VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,020,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$893,000

Property type

House

Suburb

Edithvale

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 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

51 Langrigg Avenue Edithvale VIC 3196	\$1,055,000	30-Nov-19
33 Rae Avenue Edithvale VIC 3196	\$1,100,000	13-Dec-19
29 Joffre Avenue Edithvale VIC 3196	\$1,120,000	23-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 28 January 2020



51 Langrigg Avenue Edithvale VIC 3196

Sold Price **\$1,055,000** Sold Date **30-Nov-19**

 4
 2
 2

Distance **1.27km**



33 Rae Avenue Edithvale VIC 3196

Sold Price ^{RS} **\$1,100,000** ^{UN} Sold Date **13-Dec-19**

 5
 2
 3

Distance **1.34km**

Notes from your agent

\$1,100,000



29 Joffre Avenue Edithvale VIC 3196

Sold Price ^{RS} **\$1,120,000** Sold Date **23-Nov-19**

 4
 2
 3

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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