

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

1/19 Northcliffe Road 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

\$710,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,900

Property type

Unit

Suburb

Edithvale

Period-from

01 May 2020

to

30 Apr 2021

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

5/27 Vincent Street Edithvale VIC 3196	\$790,500	06-Feb-21
17 Joffre Avenue Edithvale VIC 3196	\$785,000	03-Jan-21

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: 03 May 2021



5/27 Vincent Street Edithvale VIC 3196

Sold Price

^{RS}

\$790,500

Sold Date

06-Feb-21



3



2



2

Distance

0.12km



17 Joffre Avenue Edithvale VIC 3196

Sold Price

^{RS}

\$785,000

Sold Date

03-Jan-21



3



2



1

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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