

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

3/80 Keith Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,182,500

Property Type Unit

Suburb Edithvale

Period - From 01/07/2021

to 30/09/2021

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	1/203 Nepean Hwy ASPENDALE 3195	\$1,150,000	20/11/2021
2	1/4 Haig Av EDITHVALE 3196	\$1,135,000	14/10/2021
3	2/30 Haig Av EDITHVALE 3196	\$1,125,000	29/10/2021

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:

24/11/2021 09:22



Property Type:

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

September quarter 2021: \$1,182,500

Comparable Properties



1/203 Nepean Hwy ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 20/11/2021

Property Type: Townhouse (Res)



1/4 Haig Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,135,000

Method: Private Sale

Date: 14/10/2021

Property Type: Unit

Land Size: 326 sqm approx



2/30 Haig Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,125,000

Method: Sold Before Auction

Date: 29/10/2021

Property Type: Townhouse (Res)