

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Lots 1 & 2 /69 Northcliffe Road, Edithvale VIC 3196

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

\$1,230,000

Price&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,054,000

Property type

House

Suburb

Edithvale

Period-from

01 Jan 2020

to

31 Dec 2020

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

65A Northcliffe Road Edithvale VIC 3196

\$1,225,000

13-Nov-20

29 Northcliffe Road Edithvale VIC 3196

\$1,300,000

01-Aug-20

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: 20 January 2021



65A Northcliffe Road Edithvale VIC Sold Price \$1,225,000 Sold Date 13-Nov-20
3196

 4  3  -

Distance 0.04km



29 Northcliffe Road Edithvale VIC Sold Price \$1,300,000 Sold Date 01-Aug-20
3196

 3  3  2

Distance 0.4km

RS = Recent sale

UN = Undisclosed Sale

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