

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

3/91 Lochiel Avenue 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

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Oct 2018

to

30 Sep 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

2/91 Lochiel Avenue Edithvale VIC 3196	\$830,000	11-Jul-19
2/111 Kinross Avenue Edithvale VIC 3196	\$670,000	06-Sep-18
1/76 Keith Avenue Edithvale VIC 3196	\$720,000	23-Aug-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: 18 October 2019



2/91 Lochiel Avenue Edithvale VIC 3196

Sold Price

\$830,000

Sold Date

11-Jul-19

3 2 2

Distance

0.01km



2/111 Kinross Avenue Edithvale VIC 3196

Sold Price

\$670,000

Sold Date

06-Sep-18

3 2 2

Distance

0.34km



1/76 Keith Avenue Edithvale VIC 3196

Sold Price

\$720,000

Sold Date

23-Aug-19

3 2 2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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