

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

27A 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,102,500

Property type

House

Suburb

Edithvale

Period-from

01 Sep 2020

to

31 Aug 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

2/79 Berry Avenue Edithvale VIC 3196	\$1,230,000	26-Jun-21
21B Randall Avenue Edithvale VIC 3196	\$1,195,000	07-Aug-21
93B Station Street Aspendale VIC 3195	\$1,180,000	30-Jul-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: 23 September 2021



2/79 Berry Avenue Edithvale VIC 3196

 4  3  2

Sold Price

\$1,230,000

Sold Date

26-Jun-21

Distance

0.41km



21B Randall Avenue Edithvale VIC 3196

 4  3  1

Sold Price

^{RS} **\$1,195,000**

Sold Date

07-Aug-21

Distance

0.61km



93B Station Street Aspendale VIC 3195

 3  2  2

Sold Price

^{RS} **\$1,180,000** ^{UN}

Sold Date

30-Jul-21

Distance

2.44km

RS = Recent sale

UN = Undisclosed Sale

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