## 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
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,102,500	Prop	erty type		House	Suburb	Edithvale	
Period-from	01 Sep 2020	to	31 Aug 2	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





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2/79 Berry Avenue Edithvale VIC 3196

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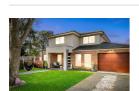
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Sold Price

\$1,230,000 Sold Date 26-Jun-21

Distance

0.41km



21B Randall Avenue Edithvale VIC 3196

Sold Price

<sup>RS</sup> **\$1,195,000** Sold Date **07-Aug-21** 

Distance

0.61km



93B Station Street Aspendale VIC 3195

Sold Price \*\*\$1,180,000 UN Sold Date

二 3 **♣** 2 ⇔ 2 Distance

2.44km

**RS** = Recent sale UN = Undisclosed Sale

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