

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

1/72 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jun 2019

to

31 May 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

22 Fraser Avenue Edithvale VIC 3196	\$1,062,500	14-Sep-19
4A Mary Avenue Edithvale VIC 3196	\$1,135,000	15-Feb-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: 03 June 2020



22 Fraser Avenue Edithvale VIC 3196

Sold Price **\$1,062,500** Sold Date **14-Sep-19**

4 3 2

Distance **0.57km**



4A Mary Avenue Edithvale VIC 3196

Sold Price **\$1,135,000** Sold Date **15-Feb-20**

4 3 1

Distance **0.95km**

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

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