



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**69 Northcliffe Road,
EDITHVALE 3196**

House



3 beds



2 baths



4 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$1,145,000 - \$1,190,000

Median sale price

Median **House** for **EDITHVALE** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$962,500

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**198 Station Street,
EDITHVALE 3196**

Price \$1,200,000 Sold 01
December 2018

**22 Sherwood Avenue,
CHELSEA 3196**

Price \$1,200,000 Sold 15
December 2018

**250 Station Street,
EDITHVALE 3196**

Price \$900,000 Sold 14
February 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Ray White Chelsea

394 - 395 Nepean Highway,
Chelsea VIC 3196

Contact agents



Karmela Goja
Ray White

0438 995 422
karmela.goja@raywhite.com

RayWhite