

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

2/37 Edithvale Road, Edithvale Vic 3196

Indicative selling price

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

Range between \$890,000 & \$975,000

Median sale price

Median price \$962,000

Property Type Unit

Suburb Edithvale

Period - From 01/07/2023

to 30/09/2023

Source REIV

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 six 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
1	2/74 Fraser Av EDITHVALE 3196	\$962,000	18/08/2023
2	1/47 Rae Av EDITHVALE 3196	\$955,000	13/09/2023
3	2/78 Elsie Gr CHELSEA 3196	\$925,000	02/08/2023

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 six months.~~

This Statement of Information was prepared on:

09/11/2023 13:52



Property Type:
Agent Comments

Indicative Selling Price

\$890,000 - \$975,000

Median Unit Price

September quarter 2023: \$962,000

Comparable Properties



2/74 Fraser Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$962,000

Method: Private Sale

Date: 18/08/2023

Property Type: Townhouse (Single)



1/47 Rae Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$955,000

Method: Private Sale

Date: 13/09/2023

Property Type: Townhouse (Single)



2/78 Elsie Gr CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$925,000

Method: Sold Before Auction

Date: 02/08/2023

Property Type: Townhouse (Res)

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