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	2/11 Fraser Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $735,000 Property Type Unit Suburb Edithvale

Period - From 01/01/2019 to 31/12/2019 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	22/14-16 Robertson Pde ASPENDALE 3195	$710,000	26/10/2019
2	74 Swan Wlk CHELSEA 3196	$691,000	16/12/2019
3	80b Berry Av EDITHVALE 3196	$690,000	09/09/2019

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: 11/02/2020 12:50

2/11 Fraser Avenue, Edithvale Vic 3196

hockingstuart

Robert Pullia
03 9583 3246
0407 323 423
rpullia@hockingstuart.com.au

2 2 2

Property Type: Townhouse/Unit

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
Year ending December 2019: $735,000

Comparable Properties

22/14-16 Robertson Pde ASPENDALE 3195 (REI/VG)

2 1 1

Price: $710,000
Method: Auction Sale
Date: 26/10/2019
Property Type: Villa

Agent Comments

74 Swan Wlk CHELSEA 3196 (REI)

2 1 1

Price: $691,000
Method: Private Sale
Date: 16/12/2019
Rooms: 3
Property Type: Unit
Land Size: 328 sqm approx

Agent Comments

80b Berry Av EDITHVALE 3196 (REI/VG)

2 1 1

Price: $690,000
Method: Sold Before Auction
Date: 09/09/2019
Property Type: Unit
Land Size: 201 sqm approx

Agent Comments

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.