

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

9 Bridges Avenue 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$893,000

Property type

House

Suburb

Edithvale

Period-from

01 Feb 2019

to

31 Jan 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

62 Langrigg Avenue Edithvale VIC 3196	\$1,025,000	23-Sep-19
33 Rae Avenue Edithvale VIC 3196	\$1,100,000	13-Dec-19
29 Joffre Avenue Edithvale VIC 3196	\$1,120,000	23-Nov-19

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: 08 February 2020


62 Langrigg Avenue Edithvale VIC 3196

Sold Price

\$1,025,000

Sold Date

23-Sep-19
 5

 1

 2

Distance

0.8km

33 Rae Avenue Edithvale VIC 3196

Sold Price

^{RS} **\$1,100,000**

Sold Date

13-Dec-19
 5

 2

 3

Distance

0.9km

29 Joffre Avenue Edithvale VIC 3196

Sold Price

^{RS} **\$1,120,000**

Sold Date

23-Nov-19
 4

 2

 3

Distance

0.55km
RS = Recent sale

UN = Undisclosed Sale

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