

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

46A Bayside 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

\$820,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$661,500

\*House

\*Unit

X

Suburb

Edithvale

Period-from

01 Oct 2017

to

30 Sep 2018

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 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 2/26 Munro Avenue Edithvale VIC 3196 | \$900,000 | 26-Sep-18 |
| 2/33 Munro Avenue Edithvale VIC 3196 | \$830,000 | 21-Jul-18 |
| 82A Field Avenue Edithvale VIC 3196  | \$815,000 | 04-Sep-18 |

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.~~

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OBrien Real Estate

Claude Makdesi

M 0405 342 244

E claudem@obrienrealestate.com.au



**2/26 Munro Avenue Edithvale VIC 3196**

Sold Price

**\$900,000**

Sold Date

**26-Sep-18**



3



3



2

Distance

**0.29km**



**2/33 Munro Avenue Edithvale VIC 3196**

Sold Price

**\$830,000**

Sold Date

**21-Jul-18**



3



2



1

Distance

**0.3km**



**82A Field Avenue Edithvale VIC 3196**

Sold Price

**\$815,000**

Sold Date

**04-Sep-18**



3



1



1

Distance

**0.82km**

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