



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**16 Munro Avenue,  
EDITHVALE 3196**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,100,000 - \$1,200,000**

### Median sale price

Median **House** for **EDITHVALE** for period **Jul 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$1,045,000**

### 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.

**11 Joffre Avenue,**  
Edithvale 3196

**Price \$1,115,000** Sold 08  
February 2018

**58 Northcliffe Road,**  
Edithvale 3196

**Price \$1,100,000** Sold 18  
November 2017

**20 Northcliffe Road,**  
Edithvale 3196

**Price \$1,155,000** Sold 01  
February 2018

### 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



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