

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

21 Elsie Grove, Edithvale Vic 3196

Indicative selling price

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

Range between \$970,000

&

\$1,020,000

Median sale price

Median price \$1,255,000

Property Type House

Suburb Edithvale

Period - From 26/09/2023

to

25/09/2024

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		
3		

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:

26/09/2024 12:10

21 Elsie Grove, Edithvale Vic 3196



Katrina O'Brien
(03) 9584 6500
0411 626 394
kobrien@hodges.com.au

Indicative Selling Price
\$970,000 - \$1,020,000
Median House Price
26/09/2023 - 25/09/2024: \$1,255,000



2 1 2

Property Type: House (Res)
Land Size: 693 sqm approx
Agent Comments

Comparable Properties

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



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