

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

3/89 Edithvale Road, Edithvale Vic 3196

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$840,000

Property Type Unit

Suburb Edithvale

Period - From 01/01/2023

to

31/03/2023

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	2/11 Fraser Av EDITHVALE 3196	\$830,000	03/02/2023
2	3/37 Edithvale Rd EDITHVALE 3196	\$815,000	04/02/2023
3	1/213 Station St EDITHVALE 3196	\$810,000	20/04/2023

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:

22/05/2023 15:55



2 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
March quarter 2023: \$840,000

Comparable Properties



2/11 Fraser Av EDITHVALE 3196 (REI/VG)

Agent Comments

2 2 1

Price: \$830,000
Method: Private Sale
Date: 03/02/2023
Property Type: Unit
Land Size: 240 sqm approx



3/37 Edithvale Rd EDITHVALE 3196 (REI/VG)

Agent Comments

2 2 1

Price: \$815,000
Method: Auction Sale
Date: 04/02/2023
Property Type: Unit



1/213 Station St EDITHVALE 3196 (REI)

Agent Comments

2 2 1

Price: \$810,000
Method: Private Sale
Date: 20/04/2023
Property Type: Townhouse (Single)
Land Size: 127 sqm approx

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