

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

83 Montrose 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

\$749,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

*House

X

*Unit

Suburb

Edithvale

Period-from

01 Feb 2018

to

31 Jan 2019

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

82A Field Avenue Edithvale VIC 3196	\$815,000	20-Aug-18
6A Haig Avenue Edithvale VIC 3196	\$761,000	30-Aug-18
35/61 Hughes Avenue Edithvale VIC 3196	\$750,500	25-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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82A Field Avenue Edithvale VIC 3196

Sold Price

\$815,000

Sold Date

20-Aug-18

3

1

1

Distance

0.17km



6A Haig Avenue Edithvale VIC 3196

Sold Price

\$761,000

Sold Date

30-Aug-18

2

1

1

Distance

0.31km



35/61 Hughes Avenue Edithvale VIC 3196

Sold Price

\$750,500

Sold Date

25-Sep-18

3

1

2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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