

Ebony Warnecke

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## Statement of Information

Median Price

Period-from

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

Suburb

Edithvale

Corelogic

Address Including suburb and postcode	83 Montrose Avenue Edithvale VIC 3196				
Indicative selling price For the meaning of this price	e see consumer vic gov a	au/underauotina (*	Delete single price	or range as	annlicable)
Single Price	see consumer.vic.gov.c	or range between	\$749,000	&	\$795,000
Median sale price (*Delete house or unit as ap	plicable)	_			

\*Unit

Source

#### Comparable property sales (\*Delete A or B below as applicable)

\$955,000

01 Feb 2018

**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.

\*House

to

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

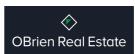
31 Jan 2019

#### **OR**

В\* 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

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Sold Price

**\$815,000** Sold Date **20-Aug-18** 

Distance

0.17km



6A Haig Avenue Edithvale VIC 3196 Sold Price

\$761,000 Sold Date 30-Aug-18

Distance 0.31km



35/61 Hughes Avenue Edithvale VIC Sold Price 3196

**\$750,500** Sold Date **25-Sep-18** 

Distance 0.75km

**≡** 3

**RS** = Recent sale

UN = Undisclosed Sale

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