

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

253 Nepean Highway, Edithvale Vic 3196

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$1,000,000

Property Type House

Suburb Edithvale

Period - From 01/04/2019

to 31/03/2020

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	241 Nepean Hwy EDITHVALE 3196	\$715,000	12/12/2019
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:

02/06/2020 09:52



1 1 1

Property Type: Development Site
(Res)

Land Size: 193 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending March 2020: \$1,000,000

Comparable Properties



241 Nepean Hwy EDITHVALE 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$715,000

Method: Auction Sale

Date: 12/12/2019

Property Type: House (Res)

Land Size: 188 sqm approx

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.