

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

3/37 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

\$867,500

Property Type

Unit

Suburb

Edithvale

Period - From

01/10/2021

to

30/09/2022

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	10A Haig Av EDITHVALE 3196	\$820,000	25/11/2022
2	2/82 Edithvale Rd EDITHVALE 3196	\$802,000	05/11/2022
3	5a Lochiel Av EDITHVALE 3196	\$760,000	01/10/2022

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:

06/01/2023 11:00



Property Type:
Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

Year ending September 2022: \$867,500

Comparable Properties



10A Haig Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$820,000

Method: Sold Before Auction

Date: 25/11/2022

Property Type: House (Res)

Land Size: 325 sqm approx



2/82 Edithvale Rd EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$802,000

Method: Auction Sale

Date: 05/11/2022

Property Type: Unit



5a Lochiel Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 01/10/2022

Property Type: Unit

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