

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

23A Elsie Grove 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,750

*House

*Unit

X

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
35/61 Hughes Avenue Edithvale VIC 3196	\$750,500	25-Sep-18
1/43 Randall Avenue Edithvale VIC 3196	\$733,850	07-Dec-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 **0.89km**



35/61 Hughes Avenue Edithvale VIC 3196

Sold Price

\$750,500

Sold Date **25-Sep-18**

3 1 2

Distance **0.76km**



1/43 Randall Avenue Edithvale VIC 3196

Sold Price

\$733,850

Sold Date **07-Dec-18**

3 1 2

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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