

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

97 Rae Avenue Edithvale VIC 3196

Indicative selling price

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

Single price

\$*

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,032,500

*House

x

*Unit

Suburb

Edithvale

Period - From

Sep 2017

to

Aug 2018

Source

Core Logic

Comparable property sales

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
16 French Avenue Edithvale	\$1,100,000	02-Jun-18
26 Hughes Avenue Edithvale	\$1,020,000	15-Aug-18
26 Northcliffe Road Edithvale	\$1,092,500	04-Apr-18