

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

80 Lochiel Avenue, Edithvale Vic 3196

Indicative selling price

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

Single price

\$1,325,000

Median sale price

Median price

\$1,057,500

Property Type

House

Suburb

Edithvale

Period - From

12/11/2019

to

11/11/2020

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	9 Connewarra Av ASPENDALE 3195	\$1,290,000	01/08/2020
2	5 Second Av ASPENDALE 3195	\$1,200,000	21/05/2020
3	59 Niringa Av ASPENDALE 3195	\$1,170,000	30/07/2020

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:

12/11/2020 14:25



Property Type: House (Res)

Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price

\$1,325,000

Median House Price

12/11/2019 - 11/11/2020: \$1,057,500

Comparable Properties



9 Connewarra Av ASPENDALE 3195 (REI/VG)

Agent Comments



Price: \$1,290,000

Method: Private Sale

Date: 01/08/2020

Property Type: House

Land Size: 637 sqm approx



5 Second Av ASPENDALE 3195 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 21/05/2020

Rooms: 6

Property Type: House

Land Size: 521 sqm approx



59 Nirringa Av ASPENDALE 3195 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Private Sale

Date: 30/07/2020

Property Type: House

Land Size: 534 sqm approx