

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 3 Northcliffe Road, Edithvale, VIC 3196

Indicative selling price

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

Price Range

\$1,280,000

&

\$1,399,000

Median sale price

Median price

\$1,377,000

Property Type

Vacant Land

Suburb

Edithvale (3196)

Period - From

01/07/2021

to

30/06/2022

Source

pricefinder

Comparable property sales

A These are two properties sold within five kilometres of the property for sale in the last 18 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
10 VINCENT STREET, EDITHVALE VIC 3196	\$1,265,000	20/08/2022
11 YACKATOON AVENUE, ASPENDALE VIC 3195	\$1,430,000	18/06/2022

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 16/09/2022