

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

33 Ivan Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,505,000

Property Type House

Suburb Edithvale

Period - From 01/04/2022

to

30/06/2022

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	1 Yackatoon Av ASPENDALE 3195	\$1,430,000	18/06/2022
2	52 Northcliffe Rd EDITHVALE 3196	\$1,421,000	03/04/2022
3	75 Fraser Av EDITHVALE 3196	\$1,400,000	23/07/2022

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:

26/07/2022 09:44



4 2 2

Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
June quarter 2022: \$1,505,000

Comparable Properties

1 Yackatoon Av ASPENDALE 3195 (REI)

Agent Comments

3 1 5

Price: \$1,430,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)



52 Northcliffe Rd EDITHVALE 3196 (REI/VG)

Agent Comments

3 1 2

Price: \$1,421,000
Method: Private Sale
Date: 03/04/2022
Property Type: House
Land Size: 736 sqm approx



75 Fraser Av EDITHVALE 3196 (REI)

Agent Comments

3 1 3

Price: \$1,400,000
Method: Auction Sale
Date: 23/07/2022
Property Type: House (Res)
Land Size: 773 sqm approx