

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

2/33 NORTHCLIFFE ROAD 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Mar 2022

to

28 Feb 2023

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 6 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

7/1A KELVIN GROVE CHELSEA VIC 3196	\$467,000	16-Dec-22
9/8 MAURY ROAD CHELSEA VIC 3196	\$570,000	05-Oct-22
2/143 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$460,000	13-Feb-23

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 6 months.~~

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7/1A KELVIN GROVE CHELSEA VIC 3196

Sold Price

\$467,000

Sold Date

16-Dec-22

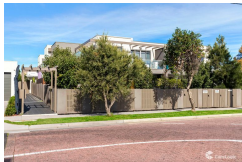
1

1

1

Distance

0.75km



9/8 MAURY ROAD CHELSEA VIC 3196

Sold Price

\$570,000

Sold Date

05-Oct-22

1

1

1

Distance

1.69km



2/143 NEPEAN HIGHWAY ASPENDALE VIC 3195

Sold Price

^{RS} **\$460,000**

Sold Date

13-Feb-23

1

1

1

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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