

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 31 Northcliffe Road, Edithvale

Indicative selling price

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

Range between \$760,000 & \$835,000

Median sale price

Median price \$900,000 House x Suburb Edithvale

Period - From Feb 2016 to Jan 2017 Source CoreLogic

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
70 Fraser Avenue, Edithvale VIC 3196	\$920,000	25 March 2017
23 Elsie Grove, Edithvale VIC 3196	\$810,000	19 April 2017
1/46 Field Avenue, Edithvale VIC 3196	\$840,000	17 May 2017



OBrien Real Estate