

# 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

1E Clydebank Road, Edithvale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$860,000

&

\$900,000

### Median sale price

Median price \$941,250

House x

Suburb Edithvale

Period - From June 2016

to May 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
31 Northcliffe Road, Edithvale VIC 3196	\$850,000	17 June 2017
1/46 Field Avenue, Edithvale VIC 3196	\$840,000	17 May 2017



OBrien Real Estate