

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

30 Bridges Avenue 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Edithvale

Period-from

01 May 2019

to

30 Apr 2020

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

26 Joffre Avenue Edithvale VIC 3196	\$980,000	25-Oct-19
33 Joffre Avenue Edithvale VIC 3196	\$980,000	31-Jan-20
66 Fraser Avenue Edithvale VIC 3196	\$1,000,000	07-Mar-20

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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OBrien Real Estate

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26 Joffre Avenue Edithvale VIC 3196

4 2 2

Sold Price

\$980,000

Sold Date

25-Oct-19

Distance

0.54km



33 Joffre Avenue Edithvale VIC 3196

3 1 3

Sold Price

Sold Date

31-Jan-20

Distance

0.51km



66 Fraser Avenue Edithvale VIC 3196

3 1 1

Sold Price

\$1,000,000

Sold Date

07-Mar-20

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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