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

2/90 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 \$450,000 & \$490,000	ingle Price	ce	or range between	\$450,000	&	\$490,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$720,000	Prop	erty type	y type Unit		Suburb	Edithvale
Period-from	01 Feb 2019	to	31 Jan 2	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.

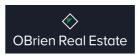
Address of comparable property	Price	Date of sale
2/4-6 Bridges Avenue Edithvale VIC 3196	\$450,000	12-Dec-19
2/45 Sherwood Avenue Chelsea VIC 3196	\$463,000	28-Aug-19
1/18 Argyle Avenue Chelsea VIC 3196	\$470,000	24-Oct-19

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.

This Statement of Information was prepared on: 19 February 2020





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2/4-6 Bridges Avenue Edithvale VIC 3196

□ 2 ₾ 1 \triangle 1 Sold Price

\$450,000 Sold Date 12-Dec-19

0.48km Distance



2/45 Sherwood Avenue Chelsea VIC 3196

2

Sold Price

RS \$463,000 Sold Date 28-Aug-19

Distance 1.33km



1/18 Argyle Avenue Chelsea VIC 3196

= 2 ₾ 1 \$ 1 Sold Price

\$470,000 Sold Date 24-Oct-19

Distance 1.72km

RS = Recent sale

UN = Undisclosed Sale

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