

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Feb 2019

to

31 Jan 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 1

Sold Price

\$450,000

Sold Date

12-Dec-19

Distance

0.48km



**2/45 Sherwood Avenue Chelsea
VIC 3196**

2 1 1

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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