



Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



4/21 Ella Gr CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$762,500

Method: Private Sale

Date: 18/04/2017

Rooms: 4

Property Type: Unit



2/298 Station St CHELSEA 3196 (REI)

Agent Comments



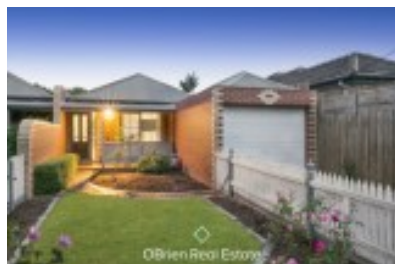
Price: \$747,000

Method: Private Sale

Date: 26/04/2017

Rooms: 4

Property Type: Unit



1/48 Field Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 25/02/2017

Rooms: 4

Property Type: Unit

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

22a Field Avenue, Edithvale Vic 3196

Indicative selling price

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

Single price \$769,500

Median sale price

Median price \$665,000

Unit X

Suburb Edithvale

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
4/21 Ella Gr CHELSEA 3196	\$762,500	18/04/2017
2/298 Station St CHELSEA 3196	\$747,000	26/04/2017
1/48 Field Av EDITHVALE 3196	\$720,000	25/02/2017