

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

1/19 RAE 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jun 2022

to

31 May 2023

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

3/89 EDITHVALE ROAD EDITHVALE VIC 3196	\$785,000	31-May-23
2/11 FRASER AVENUE EDITHVALE VIC 3196	\$830,000	03-Feb-23
16C BIRDWOOD STREET ASPENDALE VIC 3195	\$837,500	13-May-23

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 June 2023



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**3/89 EDITHVALE ROAD
EDITHVALE VIC 3196**

2 2 1

Sold Price

^{RS}

\$785,000

Sold Date

31-May-23

Distance

0.7km



**2/11 FRASER AVENUE EDITHVALE
VIC 3196**

3 2 1

Sold Price

\$830,000

Sold Date

03-Feb-23

Distance

0.56km



**16C BIRDWOOD STREET
ASPENDALE VIC 3195**

3 2 1

Sold Price

\$837,500

Sold Date

13-May-23

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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