

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 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

\$1,550,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,002,500

Property type

House

Suburb

Edithvale

Period-from

01 Jan 2020

to

31 Dec 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

23 Swanpool Avenue Chelsea VIC 3196	\$1,500,000	28-Aug-20
25 Northcliffe Road Edithvale VIC 3196	\$1,610,000	09-Jul-20
49 Lochiel Avenue Edithvale VIC 3196	\$1,717,171	30-Oct-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

Kimberley Ferguson

M 0413667228

E kimberley.ferguson@obrienrealestate.com.



23 Swanpool Avenue Chelsea VIC 3196

Sold Price

\$1,500,000

Sold Date **28-Aug-20**

2

3

4

Distance

0.6km



25 Northcliffe Road Edithvale VIC 3196

Sold Price

\$1,610,000

Sold Date **09-Jul-20**

4

2

3

Distance

0.22km



49 Lochiel Avenue Edithvale VIC 3196

Sold Price

^{RS} **\$1,717,171**

Sold Date **30-Oct-20**

4

2

4

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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