

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

50 Field 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

\$1,400,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Edithvale

Period-from

01 Apr 2019

to

31 Mar 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

37 Chelsea Road Chelsea VIC 3196	\$1,375,000	12-Nov-19
26 Lochiel Avenue Edithvale VIC 3196	\$1,435,000	12-Nov-19
32 Hughes Avenue Edithvale VIC 3196	\$1,449,000	30-Nov-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: 08 April 2020


37 Chelsea Road Chelsea VIC 3196

Sold Price

\$1,375,000

Sold Date

12-Nov-19
 4
 3
 2

Distance

1.63km

26 Lochiel Avenue Edithvale VIC 3196

Sold Price

\$1,435,000

Sold Date

12-Nov-19
 5
 2
 2

Distance

0.51km

32 Hughes Avenue Edithvale VIC 3196

Sold Price

\$1,449,000

Sold Date

30-Nov-19
 5
 2
 2

Distance

0.69km
RS = Recent sale

UN = Undisclosed Sale

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