

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

42 Fraser 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

\$990,000

&

\$1,060,000

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

29 French Avenue Edithvale VIC 3196	\$1,000,000	28-Mar-20
51 Langrigg Avenue Edithvale VIC 3196	\$1,055,000	30-Nov-19
9 Bridges Avenue Edithvale VIC 3196	\$1,060,000	06-Mar-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.~~

This Statement of Information was prepared on: 23 April 2020

ONE-ON-ONE APPOINTMENT POLICY

Thank you for your consideration with this policy. It is essential that we have appropriate measures in place to ensure the safety of our community.



If you have recently travelled overseas, please inform us of this as soon as possible. We will ensure you are safe and healthy. We will also ensure you are safe and healthy.

Thank you for your understanding.


29 French Avenue Edithvale VIC 3196

Sold Price

^{RS}
\$1,000,000

Sold Date

28-Mar-20
 3

 2

 2

Distance

0.17km

51 Langrigg Avenue Edithvale VIC 3196

Sold Price

\$1,055,000

Sold Date

30-Nov-19
 4

 2

 2

Distance

0.74km

9 Bridges Avenue Edithvale VIC 3196

Sold Price

\$1,060,000

Sold Date

06-Mar-20
 3

 2

 2

Distance

0.41km
RS = Recent sale

UN = Undisclosed Sale

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