

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

73A Montrose 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

\$765,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Edithvale

Period-from

01 Jun 2019

to

31 May 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

25B Field Avenue Edithvale VIC 3196	\$786,200	25-May-20
1 Mary Avenue Edithvale VIC 3196	\$842,000	03-Dec-19
3/11 Northcliffe Road Edithvale VIC 3196	\$845,000	17-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: 03 June 2020



25B Field Avenue Edithvale VIC 3196

Sold Price

\$786,200

Sold Date **25-May-20**

 3  1  1

Distance **0.44km**

Notes from your agent

\$786,200



1 Mary Avenue Edithvale VIC 3196

Sold Price

\$842,000

Sold Date **03-Dec-19**

 2  2  2

Distance **0.02km**



3/11 Northcliffe Road Edithvale VIC 3196

Sold Price

\$845,000

Sold Date **17-Mar-20**

 3  2  1

Distance **1.06km**

Notes from your agent

Sold off-market, 3 bed 2 bath, a few years old.

RS = Recent sale

UN = Undisclosed Sale

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