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<br>Including suburb and postcode | 5 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 | $1,380,000 | & | $1,480,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,054,000 | Property type | House | Suburb | Edithvale |
| Period-from | 01 Feb 2020 | to | 31 Jan 2021 | 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 |
|---|---|---|
| 28 Keith Avenue Edithvale VIC 3196 | $1,440,500 | 14-Nov-20 |
| 94 Rae Avenue Edithvale VIC 3196 | $1,360,000 | 06-Oct-20 |
| 82 Hughes Avenue Chelsea VIC 3196 | $1,357,000 | 30-Jan-21 |

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.~~

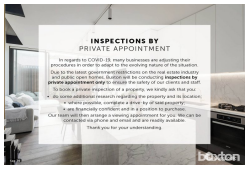
This Statement of Information was prepared on: 09 February 2021

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**28 Keith Avenue Edithvale VIC 3196** Sold Price **$1,440,500** Sold Date **14-Nov-20**

4 2 2 Distance **0.17km**




**94 Rae Avenue Edithvale VIC 3196** Sold Price **$1,360,000** Sold Date **06-Oct-20**

4 2 2 Distance **0.61km**



**82 Hughes Avenue Chelsea VIC 3196** Sold Price RS **$1,357,000** Sold Date **30-Jan-21**

4 2 3 Distance **1.3km**

**RS** = Recent sale **UN** = Undisclosed Sale

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