

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

81 Rae 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

\$1,300,000

&

\$1,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Edithvale

Period-from

01 Sep 2020

to

31 Aug 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

39 Hughes Avenue Edithvale VIC 3196	\$1,325,000	26-Jun-21
13 Famechon Road Edithvale VIC 3196	\$1,356,000	05-Jun-21
15 Keith Avenue Edithvale VIC 3196	\$1,467,500	28-Mar-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: 06 September 2021



39 Hughes Avenue Edithvale VIC 3196

 4
  2
  2

Sold Price

^{RS}
\$1,325,000

Sold Date

26-Jun-21

Distance

0.81km

Notes from your agent

Family home on 698m2 with pool, 4 bedrooms and ensuite.



13 Famechon Road Edithvale VIC 3196

 4
  2
  3

Sold Price

\$1,356,000

Sold Date

05-Jun-21

Distance

1.11km


15 Keith Avenue Edithvale VIC 3196

 5
  2
  2

Sold Price

\$1,467,500

Sold Date

28-Mar-21

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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