

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

1/66 Northcliffe Road, Edithvale Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,010,500 Property Type Townhouse Suburb Edithvale

Period - From 01/05/2023 to 30/04/2024 Source REIV

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 six 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
1	1/90 Rae Av EDITHVALE 3196	\$1,200,000	02/12/2023
2	1/55 Rae Av EDITHVALE 3196	\$1,171,000	02/12/2023
3	3/72 Northcliffe Rd EDITHVALE 3196	\$1,130,000	01/12/2023

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 six months.~~

This Statement of Information was prepared on: 01/05/2024 11:10

1/66 Northcliffe Road, Edithvale Vic 3196



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
01/05/2023 - 30/04/2024: \$1,010,500

Comparable Properties



1/90 Rae Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 02/12/2023
Property Type: Townhouse (Single)
Land Size: 282 sqm approx



1/55 Rae Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,171,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)



3/72 Northcliffe Rd EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$1,130,000
Method: Private Sale
Date: 01/12/2023
Property Type: Townhouse (Res)

Account - Jellis Craig



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