

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

1/83 Keith Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,037,500 Property Type Townhouse Suburb Edithvale

Period - From 20/09/2022 to 19/09/2023 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	58 Albany Cr ASPENDALE 3195	\$1,150,000	19/06/2023
2	2/52 Field Av EDITHVALE 3196	\$1,130,000	13/06/2023
3	68 Fraser Av EDITHVALE 3196	\$1,080,000	01/07/2023

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:

20/09/2023 10:06



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
20/09/2022 - 19/09/2023: \$1,037,500

Comparable Properties

58 Albany Cr ASPENDALE 3195 (VG)

Agent Comments



Price: \$1,150,000
Method: Sale
Date: 19/06/2023
Property Type: House (Res)
Land Size: 534 sqm approx



2/52 Field Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$1,130,000
Method: Private Sale
Date: 13/06/2023
Property Type: House
Land Size: 343 sqm approx



68 Fraser Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 01/07/2023
Property Type: House (Res)

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