

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

11 Randall Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$1,180,000 Property Type House Suburb Edithvale

Period - From 01/10/2022 to 30/09/2023 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	113 Ella Gr EDITHVALE 3196	\$1,110,000	19/08/2023
2	75 Thames Prm CHELSEA 3196	\$1,025,000	26/07/2023
3	37 Gothic Rd ASPENDALE 3195	\$1,024,000	02/09/2023

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:

23/10/2023 10:21



Property Type:
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
Year ending September 2023: \$1,180,000

Comparable Properties



113 Ella Gr EDITHVALE 3196 (REI)

Agent Comments



Price: \$1,110,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)



75 Thames Prm CHELSEA 3196 (REI)

Agent Comments



Price: \$1,025,000
Method: Private Sale
Date: 26/07/2023
Property Type: House
Land Size: 760 sqm approx



37 Gothic Rd ASPENDALE 3195 (REI/VG)

Agent Comments



Price: \$1,024,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House
Land Size: 534 sqm approx

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