

# 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

2/37 Edithvale Road, Edithvale Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,000,000 Property Type Townhouse Suburb Edithvale

Period - From 18/07/2022 to 17/07/2023 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	24a Rae Av EDITHVALE 3196	\$1,040,000	27/05/2023
2	20b Vincent St EDITHVALE 3196	\$1,020,000	27/03/2023
3	2/106 Elsie Gr CHELSEA 3196	\$1,017,500	23/03/2023

**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:

18/07/2023 14:09



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median Townhouse Price**  
18/07/2022 - 17/07/2023: \$1,000,000

## Comparable Properties



**24a Rae Av EDITHVALE 3196 (REI)**

Agent Comments



**Price:** \$1,040,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)



**20b Vincent St EDITHVALE 3196 (REI/VG)**

Agent Comments



**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 27/03/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 214 sqm approx



**2/106 Elsie Gr CHELSEA 3196 (REI/VG)**

Agent Comments



**Price:** \$1,017,500  
**Method:** Private Sale  
**Date:** 23/03/2023  
**Property Type:** Unit  
**Land Size:** 271 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216