

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

20 French 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 \$1,204,500

Property Type House

Suburb Edithvale

Period - From 14/11/2022

to

13/11/2023

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 | 16 Lochiel Av EDITHVALE 3196 | \$1,170,000 | 10/10/2023 |
| 2 | 14 Lincoln Pde ASPENDALE 3195 | \$1,125,000 | 21/09/2023 |
| 3 | 16 Northcliffe Rd EDITHVALE 3196 | \$1,080,000 | 28/10/2023 |

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:

14/11/2023 10:14

20 French Avenue, Edithvale Vic 3196



 3  - 

Property Type: House (Previously Occupied - Detached)

Land Size: 706 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

14/11/2022 - 13/11/2023: \$1,204,500

Comparable Properties



16 Lochiel Av EDITHVALE 3196 (REI)

Agent Comments

 2  1  2

Price: \$1,170,000

Method: Sold Before Auction

Date: 10/10/2023

Property Type: House (Res)

Land Size: 696 sqm approx



14 Lincoln Pde ASPENDALE 3195 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,125,000

Method: Private Sale

Date: 21/09/2023

Property Type: House

Land Size: 700 sqm approx



16 Northcliffe Rd EDITHVALE 3196 (REI)

Agent Comments

 3  1  1

Price: \$1,080,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 607 sqm approx

Account - Jellis Craig



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