

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 3/77 Northcliffe Road, Edithvale Vic 3196

Indicative selling price

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

Range between \$890,000 & \$975,000

Median sale price

Median price \$855,000 Property Type Unit Suburb Edithvale

Period - From 01/10/2023 to 31/12/2023 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	3/75 Berry Av EDITHVALE 3196	\$997,000	25/11/2023
2	1/47 Rae Av EDITHVALE 3196	\$955,000	13/09/2023
3	1a Donald Gr CHELSEA 3196	\$928,500	21/11/2023

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: 27/02/2024 11:08

3/77 Northcliffe Road, Edithvale Vic 3196



3 2 2

Property Type: Unit
Land Size: 0 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$975,000
Median Unit Price
December quarter 2023: \$855,000

Comparable Properties



3/75 Berry Av EDITHVALE 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$997,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit
Land Size: 266 sqm approx



1/47 Rae Av EDITHVALE 3196 (REI/VG)

Agent Comments

3 1 1

Price: \$955,000
Method: Private Sale
Date: 13/09/2023
Property Type: Townhouse (Single)



1a Donald Gr CHELSEA 3196 (REI/VG)

Agent Comments

3 1 2

Price: \$928,500
Method: Private Sale
Date: 21/11/2023
Rooms: 5
Property Type: Unit
Land Size: 420 sqm approx

Account - Jellis Craig



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