

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 Natal Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,890,000 & \$2,079,000

Median sale price

Median price \$1,224,000 Property Type House Suburb Edithvale

Period - From 19/01/2023 to 18/01/2024 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	9 Roseberry Av CHELSEA 3196	\$2,200,000	23/09/2023
2	4 Bristol Av EDITHVALE 3196	\$2,150,000	14/12/2023
3	10b Morton Gr CHELSEA 3196	\$1,910,000	19/08/2023

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: 19/01/2024 14:35

3 Natal Avenue, Edithvale Vic 3196



5 3 2

Rooms: 8
Property Type: House (Res)
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
\$1,890,000 - \$2,079,000
Median House Price
19/01/2023 - 18/01/2024: \$1,224,000

Comparable Properties



9 Roseberry Av CHELSEA 3196 (REI)

Agent Comments

4 3 2

Price: \$2,200,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 569 sqm approx



4 Bristol Av EDITHVALE 3196 (REI)

Agent Comments

4 2 3

Price: \$2,150,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 657 sqm approx

10b Morton Gr CHELSEA 3196 (REI/VG)

Agent Comments

3 2 2

Price: \$1,910,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Townhouse (Res)
Land Size: 232 sqm approx

Account - Jellis Craig



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