

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

35 Munro Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,185,000 Property Type House Suburb Edithvale

Period - From 08/11/2022 to 07/11/2023 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	13 Field Av EDITHVALE 3196	\$1,647,500	13/08/2023
2	62 Elsie Gr CHELSEA 3196	\$1,560,000	13/05/2023
3	7 Lochiel Av EDITHVALE 3196	\$1,500,000	19/10/2023

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:

08/11/2023 15:35

35 Munro Avenue, Edithvale Vic 3196



 3  1  2

Rooms: 7
Property Type: House (Res)
Land Size: 682 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
08/11/2022 - 07/11/2023: \$1,185,000

Comparable Properties



13 Field Av EDITHVALE 3196 (REI)

Agent Comments

 4  2  2

Price: \$1,647,500
Method: Sold Before Auction
Date: 13/08/2023
Property Type: House (Res)



62 Elsie Gr CHELSEA 3196 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,560,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House
Land Size: 694 sqm approx

7 Lochiel Av EDITHVALE 3196 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000
Method: Private Sale
Date: 19/10/2023
Property Type: House (Res)

Account - Jellis Craig



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