

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 39a Northcliffe Road, Edithvale, VIC 3196

Indicative selling price

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

Single price or range between \$1,000,000 & \$1,050,000

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	2/9 Ross Street Aspendale Vic 3195	\$1,045,000	2024-04-12
2	1/29 Ivan Avenue Edithvale Vic 3196	\$980,000	2023-12-10
3	3/77 Northcliffe Road Edithvale Vic 3196	\$1,006,000	2024-03-23

This Statement of Information was prepared on:

