

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 4a Hazel Avenue, Edithvale VIC 3196

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,226,000 Property type House Suburb Edithvale

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales

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. 246B Station Street, Edithvale VIC 3196	\$1,463,000	05/03/2024
2. 6a Fourth Avenue, Chelsea VIC 3196	\$1,430,000	26/04/2024
3. 6A Maury Road, Chelsea VIC 3196	\$1,400,000	08/06/2024

This Statement of Information was prepared on: 12.06.2024