

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 59 Keith Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,490,000 & \$1,590,000

Median sale price

Median price \$1,204,500 Property Type House Suburb Edithvale

Period - From 06/11/2022 to 05/11/2023 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			

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: 06/11/2023 09:22

59 Keith Avenue, Edithvale Vic 3196



Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price

\$1,490,000 - \$1,590,000

Median House Price

06/11/2022 - 05/11/2023: \$1,204,500

Comparable Properties



13 Field Av EDITHVALE 3196 (REI)

Agent Comments



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



Price: \$1,560,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House

Land Size: 694 sqm approx

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.

Account - Jellis Craig



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