

# 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

65a Edithvale Road, Edithvale Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$935,000 & \$985,000

### Median sale price

Median price \$1,095,000 Property Type House Suburb Edithvale

Period - From 01/07/2023 to 30/09/2023 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	3/75 Berry Av EDITHVALE 3196	\$997,000	25/11/2023
2	1/29 Ivan Av EDITHVALE 3196	\$980,000	15/12/2023
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: 10/01/2024 14:01



3   2   1

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 0 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$935,000 - \$985,000  
**Median House Price**  
September quarter 2023: \$1,095,000

## Comparable Properties



**3/75 Berry Av EDITHVALE 3196 (REI)**

Agent Comments

3   2   2

**Price:** \$997,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** Unit  
**Land Size:** 266 sqm approx



**1/29 Ivan Av EDITHVALE 3196 (REI)**

Agent Comments

3   1   2

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** House  
**Land Size:** 310 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.

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