

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

1/70 Rae Avenue Edithvale VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

1/16 Tarella Road Chelsea VIC 3196	\$808,500	25-Mar-21
1/50 Ella Grove Chelsea VIC 3196	\$810,000	25-Nov-20
2/16 Clydebank Road Edithvale VIC 3196	\$815,000	15-Oct-20

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 6 months.~~

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1/16 Tarella Road Chelsea VIC 3196 Sold Price ^{RS} \$808,500 Sold Date 25-Mar-21

2 1 2

Distance 1.32km



1/50 Ella Grove Chelsea VIC 3196 Sold Price \$810,000 Sold Date 25-Nov-20

3 2 1

Distance 1.26km



2/16 Clydebank Road Edithvale VIC 3196 Sold Price \$815,000 Sold Date 15-Oct-20

2 1 4

Distance 0.51km

Notes from your agent

2 bedroom, 1 bathroom. Good backyard area. \$815,000

RS = Recent sale

UN = Undisclosed Sale

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