

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

3/30 French 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Feb 2020

to

31 Jan 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

2/35 Keith Avenue Edithvale VIC 3196	\$763,000	07-Nov-20
22 Tudor Court Edithvale VIC 3196	\$772,500	05-Nov-20
17 Joffre Avenue Edithvale VIC 3196	\$785,000	03-Jan-21

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.~~

This Statement of Information was prepared on: 24 February 2021


2/35 Keith Avenue Edithvale VIC 3196
 3  2  2

Sold Price

\$763,000

Sold Date **07-Nov-20**

Distance **0.67km**

22 Tudor Court Edithvale VIC 3196
 3  2  2

Sold Price

\$772,500

Sold Date **05-Nov-20**

Distance **1.09km**

17 Joffre Avenue Edithvale VIC 3196
 3  2  1

Sold Price

^{RS} **\$785,000**

Sold Date **03-Jan-21**

Distance **0.1km**
RS = Recent sale

UN = Undisclosed Sale

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