



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**20 Edithvale Road,  
EDITHVALE 3196**

House



3 beds



2 baths



4 parking

### Indicative selling price

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

**Range \$900,000 - \$960,000**

### Median sale price

Median **House** for **EDITHVALE** for period **Jul 2018 - Sep 2018**

Sourced from **Pricefinder**.

**\$755,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**38 Vincent Street,**  
EDITHVALE 3196

Price **\$1,085,000** Sold 24  
March 2018

**16 Edithvale Road,**  
EDITHVALE 3196

Price **\$1,065,000** Sold 20  
March 2018

**58 Keith Avenue,**  
EDITHVALE 3196

Price **\$1,005,000** Sold 25  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Chelsea

394 - 395 Nepean Highway,  
Chelsea VIC 3196

### Contact agents



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