

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

3/91 Lochiel 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

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$701,500

Property type

Unit

Suburb

Edithvale

Period-from

01 Sep 2018

to

31 Aug 2019

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

| | | |
|---|-----------|-----------|
| 2/91 Lochiel Avenue Edithvale VIC 3196 | \$830,000 | 11-Jul-19 |
| 2/111 Kinross Avenue Edithvale VIC 3196 | \$670,000 | 06-Sep-18 |
| 1/76 Keith Avenue Edithvale VIC 3196 | \$720,000 | 23-Aug-19 |

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: 16 September 2019

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2/91 Lochiel Avenue Edithvale VIC 3196

Sold Price

^{RS} **\$830,000**

Sold Date

11-Jul-19

 3  2  2

Distance

0.01km



2/111 Kinross Avenue Edithvale VIC 3196

Sold Price

\$670,000

Sold Date

06-Sep-18

 3  2  2

Distance

0.34km



1/76 Keith Avenue Edithvale VIC 3196

Sold Price

^{RS} **\$720,000**

Sold Date

23-Aug-19

 3  2  2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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