



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**39A Northcliffe Road,
EDITHVALE 3196**

House



3 beds



2 baths



1 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$730,000 - \$750,000

Median sale price

Median **House** for **EDITHVALE** for period **Sep 2018 - Sep 2019**

Sourced from **REIV**.

\$836,000

Comparable property sales

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 the most comparable to the property for sale.

**1/12 Glenbrook Avenue,
BONBEACH 3196**

Price \$945,000 Sold 17
November 2018

**20a Catherine Avenue,
CHELSEA 3196**

Price \$804,000 Sold 23 July
2018

**28 Amaro Drive,
CHELSEA HEIGHTS 3196**

Price \$777,500 Sold 27
October 2018

This Statement of Information was prepared on 30th Sep 2019

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 REIV.

Ray White Oakleigh

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Contact agents



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