

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	2/32 French Avenue, Edithvale Vic 3196
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Indicative selling price

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

Single price	\$825,000
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Median sale price

Median price	\$695,500	House		Unit	X	Suburb	Edithvale
Period - From	01/07/2016	to	30/06/2017	Source	REIV		

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 six 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	36a Ivan Av EDITHVALE 3196	\$870,000	19/05/2017
2	2/30 Munro Av EDITHVALE 3196	\$832,000	27/03/2017
3	1/77 Northcliffe Rd EDITHVALE 3196	\$780,000	29/04/2017

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 six months.~~



 3  2  1

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$825,000
Median Unit Price
Year ending June 2017: \$695,500

Comparable Properties



36a Ivan Av EDITHVALE 3196 (REI/VG)

Agent Comments

 3  2  1

Price: \$870,000
Method: Sold Before Auction
Date: 19/05/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 297 sqm approx



2/30 Munro Av EDITHVALE 3196 (REI)

Agent Comments

 3  2  2

Price: \$832,000
Method: Private Sale
Date: 27/03/2017
Rooms: 5
Property Type: Townhouse (Single)



1/77 Northcliffe Rd EDITHVALE 3196 (REI)

Agent Comments

 3  2  1

Price: \$780,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 5
Property Type: Unit