

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

144 Ella Grove, Edithvale

Indicative selling price

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

Range between

\$890,000

&

\$950,000

Median sale price

Median price

\$932,500

House

Suburb

Edithvale

Period - From

May 2016

to

April 2017

Source

CoreLogic

Comparable property sales

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
111 Ella Grove, Edithvale VIC 3196	\$900,000	19 Nov 2016
37 Edithvale Road, Edithvale VIC 3196	\$955,000	10 Dec 2016
46 Northcliffe Road, Edithvale VIC 3196	\$1,000,000	18 Feb 2017



OBrien Real Estate