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	2/81 Northcliffe Road 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~~		or range between	$820,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$718,500	Property type	Unit	Suburb	Edithvale
Period-from	01 Jun 2019	to	31 May 2020	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
3/11 Northcliffe Road Edithvale VIC 3196	$845,000	17-Mar-20

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: 17 June 2020

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3/11 Northcliffe Road Edithvale VIC 3196

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Sold Price **$845,000** Sold Date **17-Mar-20**

Distance **0.67km**

Notes from your agent

Sold off-market, 3 bed 2 bath, a few years old.

RS = Recent sale **UN** = Undisclosed Sale

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