OBrien Real Estate
Claude Makdesi
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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	1/8 Haig 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~~		or range between	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$708,500	~~*House~~		*Unit	X	Suburb	Edithvale
Period-from	01 Aug 2018	to	31 Jul 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
2/27 Munro Avenue Edithvale VIC 3196	$710,000	26-Feb-19
23A Elsie Grove Edithvale VIC 3196	$730,000	29-Mar-19
1/36 Munro Avenue Edithvale VIC 3196	$758,000	29-May-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: 21 August 2019

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2/27 Munro Avenue Edithvale VIC 3196

2 1 2

Sold Price **$710,000** Sold Date **26-Feb-19**

Distance **0.28km**



23A Elsie Grove Edithvale VIC 3196

3 2 2

Sold Price **$730,000** Sold Date **29-Mar-19**

Distance **0.57km**



1/36 Munro Avenue Edithvale VIC 3196

3 1 2

Sold Price RS **$758,000** Sold Date **29-May-19**

Distance **0.31km**

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

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