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	2/30 Hughes 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	$720,000	&	$770,000

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
2/67 Northcliffe Road Edithvale VIC 3196	$755,000	07-Mar-20
2/11 Fraser Avenue Edithvale VIC 3196	$765,000	07-Mar-20
25B Field Avenue Edithvale VIC 3196	$786,200	25-May-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: 29 June 2020

OBrien Real Estate
Kimberley Ferguson
M 0413667228
E kimberley.ferguson@obrienrealestate.com.



2/67 Northcliffe Road Edithvale VIC 3196

2 1 1

Sold Price **$755,000** Sold Date **07-Mar-20**

Distance **0.27km**



2/11 Fraser Avenue Edithvale VIC 3196

3 2 1

Sold Price **$765,000** Sold Date **07-Mar-20**

Distance **0.88km**



25B Field Avenue Edithvale VIC 3196

3 1 1

Sold Price **$786,200** Sold Date **25-May-20**

Distance **0.82km**

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

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