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	8 Fraser 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	$1,400,000	&	$1,520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,054,000	Property type	House	Suburb	Edithvale
Period-from	01 Feb 2020	to	31 Jan 2021	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 Lincoln Parade Aspendale VIC 3195	$1,185,000	19-Dec-20
23 Swanpool Avenue Chelsea VIC 3196	$1,500,000	28-Aug-20
63 Berry Avenue Edithvale VIC 3196	$1,800,000	30-Jan-21

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.~~

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2 Lincoln Parade Aspendale VIC 3195

2 1 3

Sold Price RS **$1,185,000** Sold Date **19-Dec-20**

Distance **1.63km**



23 Swanpool Avenue Chelsea VIC 3196

2 3 4

Sold Price **$1,500,000** Sold Date **28-Aug-20**

Distance **0.78km**



63 Berry Avenue Edithvale VIC 3196

2 1 1

Sold Price RS **$1,800,000** Sold Date **30-Jan-21**

Distance **0.56km**

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

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