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	13 Famechon Road, Edithvale, VIC 3196

Indicative selling price

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

Single price		or range between	$1,280,000	&	$1,330,000

Median sale price

Median price	$1,012,000	Property type	House	Suburb	EDITHVALE
Period - From	11/11/2020	to	10/05/2021	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
1 7 French Avenue Edithvale	$1,277,000	25/04/2021
2 41 Munro Avenue Edithvale	$1,330,000	08/02/2021
3 21 Langrigg Avenue Edithvale	$1,321,007	16/01/2021

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 six months.~~

This Statement of Information was prepared on: 10/05/2021