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	50a Bayside Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between $890,000 & $979,000

Median sale price

Median price $962,000 Property Type Townhouse Suburb Edithvale

Period - From 25/07/2023 to 24/07/2024 Source REIV

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 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	1/66 Northcliffe Rd EDITHVALE 3196	$1,030,000	20/07/2024
2	29d Ella Gr CHELSEA 3196	$1,030,000	28/06/2024
3	2/47 Fowler St BONBEACH 3196	$920,000	20/06/2024

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: 25/07/2024 12:51

50a Bayside Avenue, Edithvale Vic 3196



3 2 2

Property Type: Unit
Land Size: 164 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $979,000
Median Townhouse Price
25/07/2023 - 24/07/2024: $962,000

Comparable Properties

1/66 Northcliffe Rd EDITHVALE 3196 (REI)

3 2 2

Agent Comments

Price: $1,030,000
Method:
Date: 20/07/2024
Property Type: Townhouse (Single)



29d Ella Gr CHELSEA 3196 (REI)

3 2 2

Agent Comments

Price: $1,030,000
Method: Private Sale
Date: 28/06/2024
Property Type: Townhouse (Single)
Land Size: 303 sqm approx



2/47 Fowler St BONBEACH 3196 (REI)

3 2 2

Agent Comments

Price: $920,000
Method: Sold Before Auction
Date: 20/06/2024
Property Type: Townhouse (Res)

Account - Jellis Craig

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