

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

75 Fraser Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,350,000

&

\$1,390,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Edithvale

Period - From 28/08/2023

to

27/08/2024

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	6a Hazel Av EDITHVALE 3196	\$1,398,000	18/05/2024
2	1/10 Ivan Av EDITHVALE 3196	\$1,337,000	13/04/2024
3			

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:

28/08/2024 15:29

75 Fraser Avenue, Edithvale Vic 3196

Ryan Castles

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Indicative Selling Price

\$1,350,000 - \$1,390,000

Median House Price

28/08/2023 - 27/08/2024: \$1,270,000



4 2.5 3

Property Type: Townhouse

Land Size: 327 sqm approx

Agent Comments

Comparable Properties



6a Hazel Av EDITHVALE 3196 (VG)

Agent Comments

4 - -

Price: \$1,398,000

Method: Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 314 sqm approx



1/10 Ivan Av EDITHVALE 3196 (REI/VG)

Agent Comments

4 3 2

Price: \$1,337,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Townhouse (Res)

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840