# 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<br>Including suburb and postcode | 2/8 Haig Avenue, Edithvale, VIC 3196 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $750,000 | & | $795,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $ 1,305,000 | Property type | House | Suburb | EDITHVALE |
| Period - From | 28/04/2024 | to | 27/10/2024 | Source | core_logic |

## Comparable property sales

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.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 1/19 Fraser Avenue Edithvale Vic 3196 | $825,000 | 2024-10-20 |
| 2 | 221 Station Street Edithvale Vic 3196 | $780,000 | 2024-08-17 |
| 3 | | | |

This Statement of Information was prepared on: 28/10/2024

CONSUMER AFFAIRS VICTORIA