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: 7 Bayside Avenue, Edithvale VIC 3196

Indicative selling price

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

Range between $1,190,000 & $1,300,000

Median sale price

Median price: $1,271,250 | Property type: House | Suburb: Edithvale

Period - From: 01/11/2023 to: 31/10/2024 | Source: PropTrack

Comparable property sales

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 1/2 Eulinga Avenue, Edithvale	$1,300,000	30/09/2024
2 39B Ivan Avenue, Edithvale	$1,290,000	18/09/2024
3 92 Keith Avenue, Edithvale	$1,260,000	15/09/2024

This Statement of Information was prepared on: 27th November 2024