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	29 Rae Avenue, Edithvale, VIC 3196

Indicative selling price

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

Single price		or range between	$1,250,000	&	$1,350,000

Median sale price

Median price	$ 1,302,500	Property type	House	Suburb	EDITHVALE
Period - From	30/03/2024	to	29/09/2024	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	96 Rae Avenue, Edithvale	$1,260,000	2024-07-17
2	20 Joffre Avenue Edithvale Vic 3196	$1,250,000	2024-07-01
3	18 Ivan Avenue Edithvale Vic 3196	$1,325,000	2024-06-24

This Statement of Information was prepared on: 30/09/2024

CONSUMER AFFAIRS VICTORIA