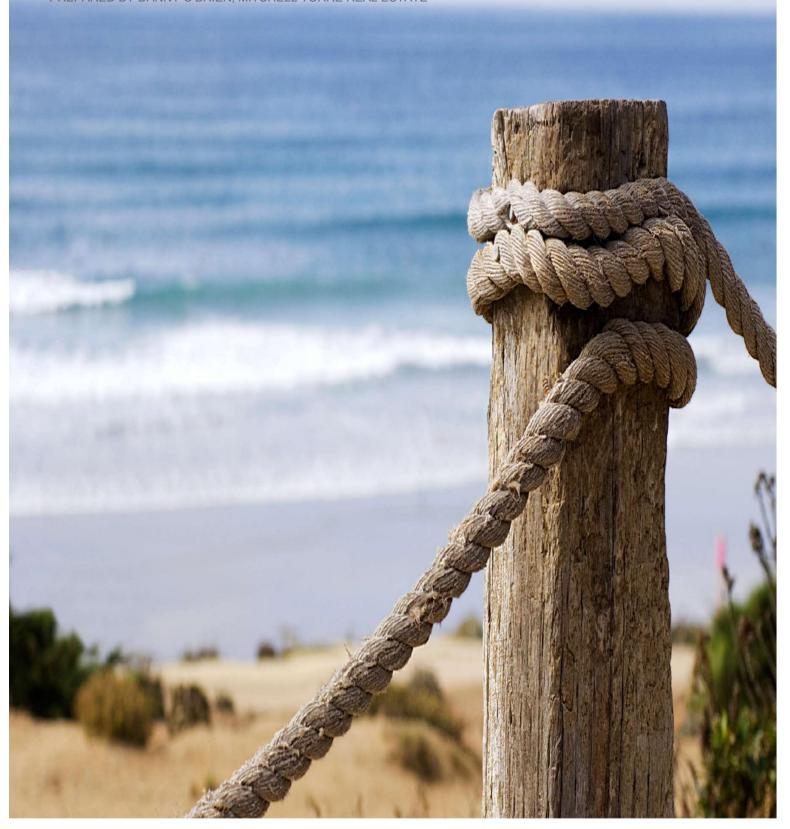
## STATEMENT OF INFORMATION

22 RANDALL AVENUE, EDITHVALE, VIC 3196

PREPARED BY DANNY O'BRIEN, MITCHELL TORRE REAL ESTATE







## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 22 RANDALL AVENUE, EDITHVALE, VIC = 3 = 1







**Indicative Selling Price** 

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

**Price Range:** 

\$980,000 to \$1,050,000

Provided by: Hamish Mitchell, Mitchell Torre Real Estate

#### **MEDIAN SALE PRICE**



## EDITHVALE, VIC, 3196

**Suburb Median Sale Price (House)** 

\$1,050,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

#### **COMPARABLE PROPERTIES**

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.



## 6 RAE AVE, EDITHVALE, VIC 3196







Sale Price

\*\$1,203,000

Sale Date: 10/04/2018

Distance from Property: 1.1km





## 16 MUNRO AVE, EDITHVALE, VIC 3196









**Sale Price** 

\*\$1,120,000

Sale Date: 07/04/2018

Distance from Property: 446m





## 26 NORTHCLIFFE RD, EDITHVALE, VIC 3196







**Sale Price** 

\*\*\$1,092,500

Sale Date: 06/04/2018

Distance from Property: 608m







## 17 BRIDGES AVE, EDITHVALE, VIC 3196 (2) 2







Sale Price

\$1,025,000

Sale Date: 06/03/2018

Distance from Property: 89m





16 EDITHVALE RD, EDITHVALE, VIC 3196







**Sale Price** 

\*\$1,065,000

Sale Date: 20/04/2018







38 VINCENT ST, EDITHVALE, VIC 3196









**Sale Price** 

\*\$1,085,000

Sale Date: 24/03/2018

Distance from Property: 771m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode	22 RANDALL AVENUE, EDITHVALE, VIC 3196

## Indicative selling price

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

Price Range: \$980,000 to \$1,050,000

## Median sale price

Median price	\$1,050,000	House	X	Unit		Suburb	EDITHVALE	
Period	01 April 2017 to 31 March 2018			Sour	се	p	ricefinder	

## 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
6 RAE AVE, EDITHVALE, VIC 3196	*\$1,203,000	10/04/2018
16 MUNRO AVE, EDITHVALE, VIC 3196	*\$1,120,000	07/04/2018
26 NORTHCLIFFE RD, EDITHVALE, VIC 3196	**\$1,092,500	06/04/2018
17 BRIDGES AVE, EDITHVALE, VIC 3196	\$1,025,000	06/03/2018

16 EDITHVALE RD, EDITHVALE, VIC 3196	*\$1,065,000	20/04/2018
38 VINCENT ST, EDITHVALE, VIC 3196	*\$1,085,000	24/03/2018