

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 4

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

3 2 4

Sale Price

***\$1,203,000**

Sale Date: 10/04/2018

Distance from Property: 1.1 km



16 MUNRO AVE, EDITHVALE, VIC 3196

3 2 3

Sale Price

***\$1,120,000**

Sale Date: 07/04/2018

Distance from Property: 446m



26 NORTHCLIFFE RD, EDITHVALE, VIC 3196

3 1 3

Sale Price

****\$1,092,500**

Sale Date: 06/04/2018

Distance from Property: 608m



This report has been compiled on 24/05/2018 by Mitchell Torre Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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17 BRIDGES AVE, EDITHVALE, VIC 3196

 3  1  2

Sale Price

\$1,025,000

Sale Date: 06/03/2018

Distance from Property: 89m



16 EDITHVALE RD, EDITHVALE, VIC 3196

 4  1  2

Sale Price

***\$1,065,000**

Sale Date: 20/04/2018

Distance from Property: 845m



38 VINCENT ST, EDITHVALE, VIC 3196

 4  2  3

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

Unit

Suburb

EDITHVALE

Period 01 April 2017 to 31 March 2018

Source



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