

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

51 Langrigg Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$990,000 Property Type House Suburb Edithvale

Period - From 01/10/2018 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	27 Langrigg Av EDITHVALE 3196	\$980,000	10/08/2019
2	46 Rae Av EDITHVALE 3196	\$954,000	18/10/2019
3	32 Northcliffe Rd EDITHVALE 3196	\$950,000	24/08/2019

OR

~~B* 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.~~

This Statement of Information was prepared on:

22/10/2019 12:12



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending September 2019: \$990,000

Comparable Properties

27 Langrigg Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$980,000
Method: Auction Sale
Date: 10/08/2019
Property Type: House
Land Size: 697 sqm approx



46 Rae Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$954,000
Method: Private Sale
Date: 18/10/2019
Rooms: 3
Property Type: House
Land Size: 706 sqm approx



32 Northcliffe Rd EDITHVALE 3196 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 24/08/2019
Property Type: House (Res)