

Jo Barclay  
9772 7222  
0439 394 434

jbarclay@hockingstuart.com.au

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending March 2017: \$665,000



3   1   2

**Rooms:**

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**4/21 Ella Gr CHELSEA 3196 (REI)**

Agent Comments

3   2   2

**Price:** \$762,500

**Method:** Private Sale

**Date:** 18/04/2017

**Rooms:** 4

**Property Type:** Unit



**2/298 Station St CHELSEA 3196 (REI)**

Agent Comments

3   1   1

**Price:** \$747,000

**Method:** Private Sale

**Date:** 26/04/2017

**Rooms:** 4

**Property Type:** Unit



**1/48 Field Av EDITHVALE 3196 (REI)**

Agent Comments

3   1   2

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** 4

**Property Type:** Unit

## 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 22a Field Avenue, Edithvale Vic 3196

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

#### Median sale price

Median price \$665,000 Unit X Suburb Edithvale

Period - From 01/04/2016 to 31/03/2017 Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/21 Ella Gr CHELSEA 3196	\$762,500	18/04/2017
2/298 Station St CHELSEA 3196	\$747,000	26/04/2017
1/48 Field Av EDITHVALE 3196	\$720,000	25/02/2017