



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

46/61 Hughes Avenue,  
EDITHVALE 3196

Unit



3 beds



1 baths



2 parking

### Indicative selling price

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

**Single price \$750,000**

### Median sale price

Median **Unit** for **EDITHVALE** for period **May 2018 - May 2018**

Sourced from [www.realestate.com.au](http://www.realestate.com.au).

**\$640,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1/27 Ivan Avenue,**  
Edithvale 3196

Price **\$780,000** Sold 02 May  
2018

**2/84 Catherine Avenue,**  
Chelsea 3196

Price **\$755,000** Sold 20  
December 2017

**2/60 Sherwood Avenue,**  
Chelsea 3196

Price **\$740,000** Sold 13  
January 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [www.realestate.com.au](http://www.realestate.com.au).

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#### Contact agents



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