

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

15/131 Kinross Avenue, Edithvale Vic 3196

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$620,000

Median sale price

Median price \$650,000

House

Unit

X

Suburb

Edithvale

Period - From 01/04/2017

to

30/06/2017

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	1/59 Catherine Av CHELSEA 3196	\$615,000	27/03/2017
2	24 Baxter Av CHELSEA 3196	\$600,000	27/05/2017
3	45 Tudor Ct EDITHVALE 3196	\$595,000	18/05/2017

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.



3
 1
 2

Rooms:
Property Type: Townhouse
 (Single)
Agent Comments

Indicative Selling Price
 \$590,000 - \$620,000
Median Unit Price
 June quarter 2017: \$650,000

Comparable Properties

1/59 Catherine Av CHELSEA 3196 (VG)

Agent Comments

3
 -
 -

Price: \$615,000
Method: Sale
Date: 27/03/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

24 Baxter Av CHELSEA 3196 (REI)

Agent Comments

3
 1
 2

Price: \$600,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 265 sqm approx



45 Tudor Ct EDITHVALE 3196 (VG)

Agent Comments

3
 -
 -

Price: \$595,000
Method: Sale
Date: 18/05/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)