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

I5/131 Kinross Avenue, Edithvale Vic 3196
Ie

Indicative selling price

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

Range between	\$590,000	&	\$620,000
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Median sale price

Median price	\$650,000	Hou	ISE	Unit	Х	Subu	b 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.

Add	dress 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.

Account - hockingstuart | P: 03 9772 7222 | F: 03 9776 0501

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



hockingstuart





Rooms: Property Type: Townhouse (Single) Agent Comments

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

Comparable Properties





45 Tudor Ct EDITHVALE 3196 (VG)

---- 3 έα). Agent Comments

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

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