

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

74 KEITH AVENUE EDITHVALE VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,950,000

&

\$2,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,211,500

Property type

House

Suburb

Edithvale

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 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

62 RAE AVENUE EDITHVALE VIC 3196	\$2,255,000	06-Apr-22
9 BIRDWOOD STREET ASPENDALE VIC 3195	\$2,090,000	21-Apr-22
43 NIRRINGA AVENUE ASPENDALE VIC 3195	\$1,950,000	14-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 06 July 2022

Rod Richardson
P 03 9583 3246
M 0409 421 742
E rod.richardson@belleproperty.com



62 RAE AVENUE EDITHVALE VIC 3196

Sold Price

^{RS} **\$2,255,000**

Sold Date

06-Apr-22



4



2



2

Distance

0.23km



9 BIRDWOOD STREET ASPENDALE VIC 3195

Sold Price

^{RS} **\$2,090,000**

Sold Date

21-Apr-22



4



3



3

Distance

-



43 NIRRINGA AVENUE ASPENDALE VIC 3195

Sold Price

^{RS} **\$1,950,000**

Sold Date

14-Apr-22



4



2



2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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