

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Edgeware Close Kealba VIC 3021

Indicative selling price

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

Single Price

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

*House

X

*Unit

Suburb

Kealba

Period-from

01 Feb 2018

to

31 Jan 2019

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 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

11 Edgeware Close Kealba VIC 3021	\$580,000	04-Sep-18
8 McShane Drive Kealba VIC 3021	\$560,000	17-Jan-19
4 Bundeena Avenue Kealba VIC 3021	\$578,000	03-Nov-18

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.~~

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11 Edgeware Close Kealba VIC 3021 Sold Price **\$580,000** Sold Date **04-Sep-18**

 2  2  -

Distance **0.05km**



8 McShane Drive Kealba VIC 3021 Sold Price **\$560,000** Sold Date **17-Jan-19**

 4  2  2

Distance **0.42km**



4 Bundeena Avenue Kealba VIC 3021 Sold Price **\$578,000** Sold Date **03-Nov-18**

 4  2  2

Distance **0.57km**

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