

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

14/131-139 Kinross 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,500

Property type

Unit

Suburb

Edithvale

Period-from

01 Nov 2019

to

31 Oct 2020

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

68A Fraser Avenue Edithvale VIC 3196	\$770,000	03-Jul-20
2/30 Hughes Avenue Edithvale VIC 3196	\$755,000	01-Jul-20
5/19 Northcliffe Road Edithvale VIC 3196	\$747,000	12-Aug-20

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.~~

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68A Fraser Avenue Edithvale VIC 3196

Sold Price

\$770,000

Sold Date

03-Jul-20

3 2 2

Distance

0.49km



2/30 Hughes Avenue Edithvale VIC 3196

Sold Price

\$755,000

Sold Date

01-Jul-20

3 1 -

Distance

0.5km



5/19 Northcliffe Road Edithvale VIC 3196

Sold Price

\$747,000

Sold Date

12-Aug-20

3 2 2

Distance

0.9km



7/230 Station Street Edithvale VIC 3196

Sold Price

\$735,000

Sold Date

05-Jun-20

3 2 2

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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