

## 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

43/111 Kinross Avenue Edithvale VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$840,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Edithvale

Period-from

01 May 2020

to

30 Apr 2021

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

1/25 Donald Grove Chelsea VIC 3196	\$890,000	20-Feb-21
2/2 Clydebank Road Edithvale VIC 3196	\$905,000	19-Mar-21
4/253 Station Street Edithvale VIC 3196	\$910,000	11-Mar-21

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: 17 May 2021



**1/25 Donald Grove Chelsea VIC 3196**

Sold Price

<sup>RS</sup> **\$890,000**

Sold Date

**20-Feb-21**

 3  3  2

Distance

**1.48km**

Notes from your agent

\$890,000



**2/2 Clydebank Road Edithvale VIC 3196**

Sold Price

**\$905,000**

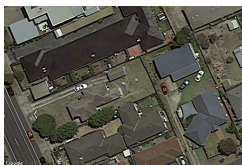
Sold Date

**19-Mar-21**

 3  2  2

Distance

**0.92km**



**4/253 Station Street Edithvale VIC 3196**

Sold Price

**\$910,000**

Sold Date

**11-Mar-21**

 3  2  2

Distance

**1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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