

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

2/79 Berry 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

\$1,050,000

&

\$1,100,000

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

1/21 Vincent Street Edithvale VIC 3196	\$1,058,888	30-Mar-21
2/6 Blantyre Avenue Chelsea VIC 3196	\$1,092,000	10-Apr-21
1/2A Scotch Parade Chelsea VIC 3196	\$1,130,000	15-Feb-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: 26 May 2021



1/21 Vincent Street Edithvale VIC 3196

 3  2  2

Sold Price ^{RS} **\$1,058,888** Sold Date **30-Mar-21**

Distance **0.62km**



2/6 Blantyre Avenue Chelsea VIC 3196

 4  2  2

Sold Price ^{RS} **\$1,092,000** Sold Date **10-Apr-21**

Distance **1.26km**



1/2A Scotch Parade Chelsea VIC 3196

 4  -  -

Sold Price **\$1,130,000** Sold Date **15-Feb-21**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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