

## 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

13/127 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Oct 2018

to

30 Sep 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 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

29/95-99 Edithvale Road Edithvale VIC 3196	\$572,500	01-Aug-19
1/6 Munro Avenue Edithvale VIC 3196	\$651,000	17-Aug-19
2/17 Randall Avenue Edithvale VIC 3196	\$681,000	25-Jul-19

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: 22 October 2019



**29/95-99 Edithvale Road Edithvale VIC 3196** Sold Price **\$572,500** Sold Date **01-Aug-19**  
Distance **0.13km**

 3  2  2



**1/6 Munro Avenue Edithvale VIC 3196** Sold Price **\$651,000** Sold Date **17-Aug-19**  
Distance **0.48km**

 2  1  1



**2/17 Randall Avenue Edithvale VIC 3196** Sold Price **\$681,000** Sold Date **25-Jul-19**  
Distance **0.62km**

 3  2  1

RS = Recent sale UN = Undisclosed Sale

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