

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

2/40 Keith Avenue, Edithvale Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$600,000

Median sale price

Median price \$650,000

House

Unit

X

Suburb Edithvale

Period - From 01/04/2017

to

30/06/2017

Source REIV

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
1	20 Tudor Ct EDITHVALE 3196	\$600,000	03/04/2017
2	7 Bardoel Ct CHELSEA 3196	\$555,500	13/05/2017
3	8/127 Kinross Av EDITHVALE 3196	\$555,000	24/06/2017

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.



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



20 Tudor Ct EDITHVALE 3196 (REI)

Agent Comments

2 1 2

Price: \$600,000

Method: Private Sale

Date: 03/04/2017

Rooms: 3

Property Type: Unit



7 Bardoel Ct CHELSEA 3196 (REI)

Agent Comments

2 2 4

Price: \$555,500

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: Unit



8/127 Kinross Av EDITHVALE 3196 (REI)

Agent Comments

2 1 2

Price: \$555,000

Method: Auction Sale

Date: 24/06/2017

Rooms: -

Property Type: Unit