

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

1/131-139 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Edithvale

Period-from

01 Mar 2021

to

28 Feb 2022

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

80B BERRY AVENUE EDITHVALE VIC 3196	\$811,000	24-Nov-21
4/67 RAE AVENUE EDITHVALE VIC 3196	\$800,000	21-Jan-22
1/2 BRIDGES AVENUE EDITHVALE VIC 3196	\$825,000	19-Dec-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: 22 March 2022



**80B BERRY AVENUE EDITHVALE
VIC 3196**

Sold Price

\$811,000

Sold Date

24-Nov-21

 2  1  1

Distance

-



**4/67 RAE AVENUE EDITHVALE VIC
3196**

Sold Price

^{RS} **\$800,000**

Sold Date

21-Jan-22

 2  2  1

Distance

-



**1/2 BRIDGES AVENUE EDITHVALE
VIC 3196**

Sold Price

\$825,000

Sold Date

19-Dec-21

 2  1  2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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