

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

37 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Mar 2019

to

29 Feb 2020

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

40 French Avenue Edithvale VIC 3196	\$1,095,000	01-Oct-19
18A Joffre Avenue Edithvale VIC 3196	\$950,000	29-Oct-19
73 Rae Avenue Edithvale VIC 3196	\$876,000	29-Feb-20

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.~~

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40 French Avenue Edithvale VIC 3196

3 2 2

Sold Price

\$1,095,000

Sold Date

01-Oct-19

Distance

0.17km



18A Joffre Avenue Edithvale VIC 3196

3 3 2

Sold Price

\$950,000

Sold Date

29-Oct-19

Distance

0.39km



73 Rae Avenue Edithvale VIC 3196

3 2 2

Sold Price

\$876,000

Sold Date

29-Feb-20

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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