

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

2/69 FIELD 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

Unit

Suburb

Edithvale

Period-from

01 May 2021

to

30 Apr 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

2/127 KINROSS AVENUE EDITHVALE VIC 3196	\$705,000	22-Feb-21
29 TUDOR COURT EDITHVALE VIC 3196	\$725,000	23-Sep-21
2/19 RAE AVENUE EDITHVALE VIC 3196	-	11-Jun-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: 18 May 2022



**2/127 KINROSS AVENUE
EDITHVALE VIC 3196**

2 1 1

Sold Price **\$705,000** Sold Date **22-Feb-21**

Distance **0.24km**



**29 TUDOR COURT EDITHVALE VIC
3196**

2 1 1

Sold Price **\$725,000** Sold Date **23-Sep-21**

Distance **0.4km**



**2/19 RAE AVENUE EDITHVALE VIC
3196**

2 1 1

Sold Price - Sold Date **11-Jun-21**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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