

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

81 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,000

Property type

House

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

85 EMBANKMENT GROVE CHELSEA VIC 3196	\$1,020,000	27-Nov-21
1/104 BERRY AVENUE EDITHVALE VIC 3196	\$1,035,000	30-Sep-21
286 STATION STREET CHELSEA VIC 3196	\$1,105,000	12-Feb-22

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: 29 March 2022


**85 EMBANKMENT GROVE
CHELSEA VIC 3196**
 3  1  2

Sold Price **\$1,020,000** Sold Date **27-Nov-21**

Distance **1.75km**

**1/104 BERRY AVENUE EDITHVALE
VIC 3196**
 3  1  2

Sold Price **\$1,035,000** Sold Date **30-Sep-21**

Distance **1.21km**

Notes from your agent

Front home of two on the block with own driveway. Nicely renovated with beautiful alfresco area. Single garage. Good sized living area. Large bathroom (fully renovated) 377m2 of land.


**286 STATION STREET CHELSEA
VIC 3196**
 3  1  2

Sold Price ^{RS} **\$1,105,000** Sold Date **12-Feb-22**

Distance **1.72km**
RS = Recent sale

UN = Undisclosed Sale

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