

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

1/31 MUNRO 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

\$899,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

Unit

Suburb

Edithvale

Period-from

01 Jun 2021

to

31 May 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

2/36 CLYDEBANK ROAD EDITHVALE VIC 3196	\$950,000	05-Mar-22
28A VINCENT STREET EDITHVALE VIC 3196	\$960,000	11-Dec-21
1/32 FRENCH AVENUE EDITHVALE VIC 3196	\$1,040,000	02-Apr-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: 02 June 2022


**2/36 CLYDEBANK ROAD
EDITHVALE VIC 3196**
 3  2  2

Sold Price

^{RS}
\$950,000

Sold Date

05-Mar-22

Distance

0.77km

**28A VINCENT STREET EDITHVALE
VIC 3196**
 2  2  2

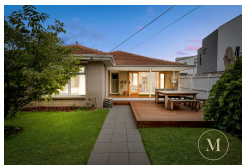
Sold Price

\$960,000

Sold Date

11-Dec-21

Distance

0.52km

**1/32 FRENCH AVENUE EDITHVALE
VIC 3196**
 3  2  2

Sold Price

^{RS}
\$1,040,000

Sold Date

02-Apr-22

Distance

0.27km
RS = Recent sale

UN = Undisclosed Sale

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