

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

6 RAE 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

\$1,149,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,312,500

Property type

House

Suburb

Edithvale

Period-from

01 Aug 2021

to

31 Jul 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

81 KINROSS AVENUE EDITHVALE VIC 3196	\$1,127,000	23-Apr-22
63 BEAR STREET MORDIALLOC VIC 3195	\$1,130,000	17-Feb-22
25 COAST BANKSIA DRIVE BONBEACH VIC 3196	\$1,150,000	24-May-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: 05 August 2022



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**81 KINROSS AVENUE EDITHVALE
VIC 3196**

3 1 2

Sold Price

\$1,127,000

Sold Date

23-Apr-22

Distance

0.84km



**63 BEAR STREET MORDIALLOC
VIC 3195**

3 2 2

Sold Price

\$1,130,000

Sold Date

17-Feb-22

Distance

3.72km



**25 COAST BANKSIA DRIVE
BONBEACH VIC 3196**

3 2 2

Sold Price

\$1,150,000

Sold Date

24-May-22

Distance

3.59km

RS = Recent sale

UN = Undisclosed Sale

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