

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

3/61 HUGHES 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/61 HUGHES AVENUE EDITHVALE VIC 3196	\$680,000	08-Dec-22
10/131-139 KINROSS AVENUE EDITHVALE VIC 3196	\$705,000	02-Oct-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.

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2/61 HUGHES AVENUE EDITHVALE
VIC 3196

Sold Price

\$680,000

Sold Date

08-Dec-22



2



1



1

Distance

0.02km



10/131-139 KINROSS AVENUE
EDITHVALE VIC 3196

Sold Price

\$705,000

Sold Date

02-Oct-22



2



1



1

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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