

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

15/127 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Mar 2022

to

28 Feb 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

2/26 ELLA GROVE CHELSEA VIC 3196	\$670,000	23-Dec-22
2/61 HUGHES AVENUE EDITHVALE VIC 3196	\$680,000	08-Dec-22
7/8 CLYDEBANK ROAD EDITHVALE VIC 3196	\$700,000	04-Jan-23

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: 01 March 2023


2/26 ELLA GROVE CHELSEA VIC 3196

Sold Price

\$670,000

Sold Date

23-Dec-22
 2

 1

 1

Distance

1.16km

2/61 HUGHES AVENUE EDITHVALE VIC 3196

Sold Price

\$680,000

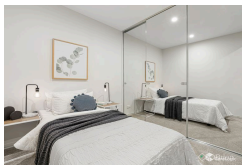
Sold Date

08-Dec-22
 2

 1

 1

Distance

0.76km

7/8 CLYDEBANK ROAD EDITHVALE VIC 3196

Sold Price

^{RS} **\$700,000**

Sold Date

04-Jan-23
 2

 2

 2

Distance

0.88km
RS = Recent sale

UN = Undisclosed Sale

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