

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

2/33 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

\$800,000

&

\$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jul 2022

to

30 Jun 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

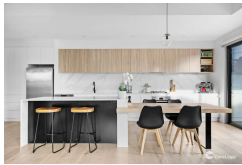
Date of sale

1/43 EDITHVALE ROAD EDITHVALE VIC 3196	\$860,000	25-Feb-23
13B IVAN AVENUE EDITHVALE VIC 3196	\$922,000	11-Apr-23
2/68 ARGYLE AVENUE CHELSEA VIC 3196	\$890,000	05-May-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: 04 July 2023


**1/43 EDITHVALE ROAD
EDITHVALE VIC 3196**
 3  2  2

Sold Price

\$860,000

Sold Date

25-Feb-23

Distance

0.5km

**13B IVAN AVENUE EDITHVALE VIC
3196**
 3  2  2

Sold Price

\$922,000

Sold Date

11-Apr-23

Distance

0.28km

**2/68 ARGYLE AVENUE CHELSEA
VIC 3196**
 3  1  1

Sold Price

\$890,000

Sold Date

05-May-23

Distance

1.72km
RS = Recent sale

UN = Undisclosed Sale

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