

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

11/111 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Nov 2022

to

31 Oct 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

3/16 EDITHVALE ROAD EDITHVALE VIC 3196	\$780,000	05-Sep-23
2/16 EDITHVALE ROAD EDITHVALE VIC 3196	\$820,000	21-Sep-23
21/111 KINROSS AVENUE EDITHVALE VIC 3196	\$840,000	16-Nov-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: 24 November 2023


**3/16 EDITHVALE ROAD
EDITHVALE VIC 3196**

 3
  2
  2

Sold Price **\$780,000** Sold Date **05-Sep-23**

Distance **0.84km**


**2/16 EDITHVALE ROAD
EDITHVALE VIC 3196**

 3
  2
  2

Sold Price **\$820,000** Sold Date **21-Sep-23**

Distance **0.83km**


**21/111 KINROSS AVENUE
EDITHVALE VIC 3196**

 3
  3
  2

Sold Price ^{RS} **\$840,000** Sold Date **16-Nov-23**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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