

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

2/20 BERRY 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$852,000

Property type

Unit

Suburb

Edithvale

Period-from

21 Dec 2023

to

21 June 2024

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

1/1 CROSS ROAD CHELSEA VIC 3196	\$792,500	17-Jun-24
3/49 SWAN WALK CHELSEA VIC 3196	\$760,000	13-May-24

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: 21 June 2024


1/1 CROSS ROAD CHELSEA VIC 3196

Sold Price

^{RS}
\$792,500

Sold Date

17-Jun-24
 2

 1

 1

Distance

0.3km

3/49 SWAN WALK CHELSEA VIC 3196

Sold Price

^{RS}
\$760,000

Sold Date

13-May-24
 2

 1

 1

Distance

0.73km
RS = Recent sale

UN = Undisclosed Sale

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