

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

1/30 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Mar 2020

to

28 Feb 2021

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

30B Berry Avenue Edithvale VIC 3196	\$882,730	11-Dec-20
59 Berry Avenue Edithvale VIC 3196	\$885,000	03-Oct-20
4/12 Ella Grove Chelsea VIC 3196	\$890,000	13-Mar-21

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: 15 March 2021



30B Berry Avenue Edithvale VIC 3196

Sold Price

\$882,730

Sold Date

11-Dec-20
 3

 2

 1

Distance

0.38km


59 Berry Avenue Edithvale VIC 3196

Sold Price

\$885,000

Sold Date

03-Oct-20
 4

 2

 3

Distance

0.24km

Notes from your agent

1/2 block. 4 bed weatherboard home, needs a new roof and restumping, but has a lot of potential.



4/12 Ella Grove Chelsea VIC 3196

Sold Price

^{RS} **\$890,000**

Sold Date

13-Mar-21
 3

 2

 3

Distance

0.57km
RS = Recent sale

UN = Undisclosed Sale

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