

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

80B 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,250

Property type

Unit

Suburb

Edithvale

Period-from

01 Nov 2020

to

31 Oct 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

2/42 Northcliffe Road Edithvale VIC 3196	\$792,000	29-May-21
2/59 Catherine Avenue Chelsea VIC 3196	\$812,700	31-Jul-21
16A Joffre Avenue Edithvale VIC 3196	\$846,000	02-Oct-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.~~

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OBrien Real Estate

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2/42 Northcliffe Road Edithvale VIC 3196

Sold Price

\$792,000

Sold Date

29-May-21

2

1

1

Distance

0.36km



2/59 Catherine Avenue Chelsea VIC 3196

Sold Price

\$812,700

Sold Date

31-Jul-21

2

1

1

Distance

1.05km

Notes from your agent

Older home with character - High ceilings, good sized yard.



16A Joffre Avenue Edithvale VIC 3196

Sold Price

^{RS} **\$846,000**

Sold Date

02-Oct-21

2

1

1

Distance

0.73km

Notes from your agent

SOLD \$846,000

RS = Recent sale

UN = Undisclosed Sale

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