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

78A 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 \$1,075,000 & \$1,175,000	Single Price		or range between	\$1,075,000	&	\$1,175,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,012,000	Prop	erty type	type House		Suburb	Edithvale
Period-from	01 Apr 2020	to	31 Mar 2	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.

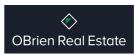
Ad	dress of comparable property	Price	Date of sale
6	33 Elsie Grove Edithvale VIC 3196	\$1,100,000	12-Dec-20
8	30 Hughes Avenue Chelsea VIC 3196	\$1,104,000	02-Mar-21
7	'2 Lochiel Avenue Edithvale VIC 3196	\$1,166,000	13-Jan-21

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: 28 April 2021





Kimberley Ferguson

M 0413667228

E kimberley.ferguson@obrienrealestate.com.

63 Elsie Grove Edithvale VIC 3196 Sold Price **\$1,100,000** Sold Date **12-Dec-20**

0.07km Distance

80 Hughes Avenue Chelsea VIC

Sold Price

\$1,104,000 Sold Date 02-Mar-21

3196

 \Leftrightarrow 3

Distance

0.39km

Notes from your agent

Semi-updated inside but could use a cosmetic lift or an extension.



72 Lochiel Avenue Edithvale VIC 3196

Sold Price

\$1,166,000 Sold Date

13-Jan-21

= 3

= 3

₩ 1

aa2

Distance

1.21km

Notes from your agent

\$1,166,000. 3 bed, 1 bath, great location.

RS = Recent sale

UN = Undisclosed Sale

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