

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,012,000

Property type

House

Suburb

Edithvale

Period-from

01 Apr 2020

to

31 Mar 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

63 Elsie Grove Edithvale VIC 3196	\$1,100,000	12-Dec-20
80 Hughes Avenue Chelsea VIC 3196	\$1,104,000	02-Mar-21
72 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.~~

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OBrien Real Estate

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63 Elsie Grove Edithvale VIC 3196

Sold Price

\$1,100,000

Sold Date

12-Dec-20

4 2 1

Distance

0.07km



80 Hughes Avenue Chelsea VIC 3196

Sold Price

\$1,104,000

Sold Date

02-Mar-21

3 1 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 1 2

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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