

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

30/111 KINROSS 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

\$740,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$822,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jun 2021

to

31 May 2022

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

2/38 VINCENT STREET EDITHVALE VIC 3196	\$755,000	20-Mar-22
2/69 FIELD AVENUE EDITHVALE VIC 3196	\$772,000	11-Jun-22
24/95-99 EDITHVALE ROAD EDITHVALE VIC 3196	\$790,000	04-Jun-22

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: 20 June 2022



2/38 VINCENT STREET EDITHVALE VIC 3196 Sold Price

^{RS} **\$755,000**

Sold Date **20-Mar-22**

 2  2  1

Distance **1.08km**



2/69 FIELD AVENUE EDITHVALE VIC 3196 Sold Price

^{RS} **\$772,000**

Sold Date **11-Jun-22**

 2  1  1

Distance **0.27km**



24/95-99 EDITHVALE ROAD EDITHVALE VIC 3196 Sold Price

^{RS} **\$790,000**

Sold Date **04-Jun-22**

 3  2  2

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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