

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

1/19 Berry Avenue, Edithvale Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,200,000

Median sale price

Median price \$962,000

Property Type Unit

Suburb Edithvale

Period - From 01/07/2023

to 30/09/2023

Source REIV

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 six 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
1	1/104 Elsie Gr CHELSEA 3196	\$1,190,000	21/08/2023
2	88C Catherine Av CHELSEA 3196	\$1,180,000	26/09/2023
3	2/4 Inga Ct CHELSEA 3196	\$1,160,000	01/07/2023

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 six months.~~

This Statement of Information was prepared on:

16/11/2023 09:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000
Median Unit Price
September quarter 2023: \$962,000

Comparable Properties



1/104 Elsie Gr CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$1,190,000
Method: Private Sale
Date: 21/08/2023
Property Type: Townhouse (Single)
Land Size: 267 sqm approx



88C Catherine Av CHELSEA 3196 (REI)

Agent Comments



Price: \$1,180,000
Method: Private Sale
Date: 26/09/2023
Property Type: Townhouse (Single)



2/4 Inga Ct CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Auction Sale
Date: 01/07/2023
Property Type: Townhouse (Res)