

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 18/111 KINROSS AVENUE EDITHVALE VIC 3196

Indicative selling price

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

Single price \$ or range between \$820,000 & \$900,000

Median sale price

Median price \$795,000 Property type Unit Suburb Edithvale

Period - From 01 Jan 2023 to 31 Jul 2023 Source Corelogic

Comparable property sales

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. 1/43 EDITHVALE ROAD EDITHVALE VIC 3196	\$860,000	25-Feb-23
2. 3/13 EMBARKMENT GROVE, CHELSEA VIC 3196	\$890,000	20-May-23
3. 17B FIELD AVENUE, EDITHVALE VIC 3196	\$900,000	17-Feb-23

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21.07.2023