

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 38/111 Kinross Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$830,000 & \$900,000

Median sale price

Median price \$855,000 Property Type Unit Suburb Edithvale

Period - From 01/10/2023 to 31/12/2023 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	1/106 Station St ASPENDALE 3195	\$930,000	24/11/2023
2	3/9 Fraser Av EDITHVALE 3196	\$902,000	02/03/2024
3	4/230 Station St EDITHVALE 3196	\$870,000	30/11/2023

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: 04/04/2024 15:30

38/111 Kinross Avenue, Edithvale Vic 3196



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$830,000 - \$900,000

Median Unit Price

December quarter 2023: \$855,000

Comparable Properties



1/106 Station St ASPENDALE 3195 (REI/VG)

Agent Comments



Price: \$930,000

Method: Private Sale

Date: 24/11/2023

Property Type: Townhouse (Single)



3/9 Fraser Av EDITHVALE 3196 (REI)

Agent Comments



Price: \$902,000

Method: Sold Before Auction

Date: 02/03/2024

Property Type: Townhouse (Res)

Land Size: 153 sqm approx



4/230 Station St EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 30/11/2023

Property Type: House

Account - Jellis Craig



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