

# 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

47b Berry Avenue, Edithvale Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### 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	2/74 Argyle Av CHELSEA 3196	\$1,042,500	05/03/2024
2	1/8 Glenbrook Av BONBEACH 3196	\$1,042,500	23/09/2023
3	1/47 Edithvale Rd EDITHVALE 3196	\$1,000,000	03/02/2024

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:

12/03/2024 12:49

47b Berry Avenue, Edithvale Vic 3196



**Property Type:** Townhouse  
(Single)

**Agent Comments**

**Indicative Selling Price**

\$950,000 - \$1,045,000

**Median Unit Price**

December quarter 2023: \$855,000

## Comparable Properties



**2/74 Argyle Av CHELSEA 3196 (REI)**

**Agent Comments**



**Price:** \$1,042,500

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** Townhouse (Single)



**1/8 Glenbrook Av BONBEACH 3196 (RE/VG)**

**Agent Comments**



**Price:** \$1,042,500

**Method:** Private Sale

**Date:** 23/09/2023

**Property Type:** Townhouse (Single)

**Land Size:** 234 sqm approx



**1/47 Edithvale Rd EDITHVALE 3196 (REI)**

**Agent Comments**



**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 03/02/2024

**Property Type:** Unit

**Account - Jellis Craig**



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