

## 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 87 Kinross 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 \$790,000 & \$865,000

#### Median sale price

Median price \$1,062,500 House  Unit  Suburb Edithvale

Period - From 01/01/2018 to 31/12/2018 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	8 Connewarra Av ASPENDALE 3195	\$860,000	12/12/2018
2	44 Albany Cr ASPENDALE 3195	\$836,500	16/01/2019
3	40 Mulkarra Dr CHELSEA 3196	\$792,500	13/12/2018

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.



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**Rooms:**  
**Property Type:** House  
**Land Size:** 581.47 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$865,000  
**Median House Price**  
Year ending December 2018: \$1,062,500

## Comparable Properties

8 Connewarra Av ASPENDALE 3195 (VG)

**Agent Comments**

3   -   -

**Price:** \$860,000  
**Method:** Sale  
**Date:** 12/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 679 sqm approx

44 Albany Cr ASPENDALE 3195 (VG)

**Agent Comments**

3   -   -

**Price:** \$836,500  
**Method:** Sale  
**Date:** 16/01/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 583 sqm approx



40 Mulkarra Dr CHELSEA 3196 (REI/VG)

**Agent Comments**

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**Price:** \$792,500  
**Method:** Private Sale  
**Date:** 13/12/2018  
**Rooms:** -  
**Property Type:** House