

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

3/1 Berry Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$710,950 Property Type Unit Suburb Edithvale

Period - From 01/07/2019 to 30/06/2020 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	2/1 Berry Av, Edithvale, Vic 3196, Australia	\$481,000	24/05/2020
2	2/47 Catherine Av CHELSEA 3196	\$475,000	10/07/2020
3	1/45 Sherwood Av CHELSEA 3196	\$465,000	01/06/2020

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:

15/08/2020 10:53



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Property Type: Retirement Village
Individual Flat/Unit
Agent Comments

Indicative Selling Price
\$460,000 - \$490,000
Median Unit Price
Year ending June 2020: \$710,950

Comparable Properties

2/1 Berry Av, Edithvale, Vic 3196, Australia (REI)

Agent Comments

2 1 1

Price: \$481,000
Method:
Date: 24/05/2020
Property Type: Unit



2/47 Catherine Av CHELSEA 3196 (REI)

Agent Comments

2 1 1

Price: \$475,000
Method: Private Sale
Date: 10/07/2020
Rooms: 3
Property Type: Unit



1/45 Sherwood Av CHELSEA 3196 (VG)

Agent Comments

2 - -

Price: \$465,000
Method: Sale
Date: 01/06/2020
Property Type: Flat/Unit/Apartment (Res)