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	2/35 Keith Avenue Edithvale VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$695,000	&	$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$713,500	Property type	Unit	Suburb	Edithvale
Period-from	01 Nov 2019	to	31 Oct 2020	Source	Corelogic

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 6 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
68A Fraser Avenue Edithvale VIC 3196	$770,000	03-Jul-20

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 6 months.

This Statement of Information was prepared on: 04 November 2020

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68A Fraser Avenue Edithvale VIC 3196

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Sold Price **$770,000** Sold Date **03-Jul-20**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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