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	99a Berry Avenue, Edithvale, VIC 3196

Indicative selling price

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

Range between $770,000 & $820,000

Median sale price

Median price $1,310,000 Property Type House Suburb EDITHVALE

Period - From 22/05/2024 to 21/11/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/80 Argyle Avenue Chelsea Vic 3196	$860,000	2024-08-20
2	2/39 Argyle Avenue Chelsea Vic 3196	$850,000	2024-07-18
3	5/30-32 Sherwood Avenue Chelsea Vic 3196	$810,000	2024-07-13

This Statement of Information was prepared on: 22/11/2024