

## 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

12 Tudor Court Edithvale VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Nov 2018

to

31 Oct 2019

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

13/127 Kinross Avenue Edithvale VIC 3196	\$616,000	06-Nov-19
7/131-139 Kinross Avenue Edithvale VIC 3196	\$620,000	21-Jun-19
1/6 Munro Avenue Edithvale VIC 3196	\$651,000	17-Aug-19

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: 14 November 2019



**13/127 Kinross Avenue Edithvale  
VIC 3196**

 2  1  2

Sold Price

<sup>RS</sup> **\$616,000**

Sold Date **06-Nov-19**

Distance **0.23km**



**7/131-139 Kinross Avenue Edithvale  
VIC 3196**

 3  1  2

Sold Price

**\$620,000**

Sold Date **21-Jun-19**

Distance **0.29km**



**1/6 Munro Avenue Edithvale VIC  
3196**

 2  1  2

Sold Price

**\$651,000**

Sold Date **17-Aug-19**

Distance **0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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