



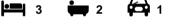
Rooms: Property Type: Agent Comments Indicative Selling Price \$872,000 - \$959,200

Please note : The two comparable properties above do fall slightly under the bottom and exceed the top of the marketing range and the 10% range however are considered to be a good example of value in the market. 3rd comparable sale too recent for publication 36A Ivan Avenue Edithvale 3 bed duplex 3 bed 2 bath Sold May 2017 \$870,000

Comparable Properties



44a Chelsea Rd CHELSEA 3196 (REI)



Price: \$968,000 Method: Sold Before Auction Date: 27/03/2017 Rooms: 6 Property Type: Townhouse (Res) Agent Comments



2/3 Swan Wik CHELSEA 3196 (REI)

Agent Comments

Price: \$865,000 Method: Private Sale Date: 20/03/2017 Rooms: 6 Property Type: Townhouse (Single)

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.

Account - hockingstuart | P: 03 9772 7222 | F: 03 9776 0501



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

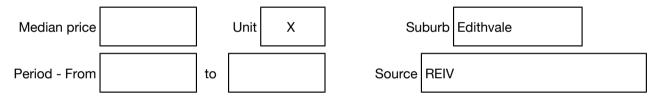
Address Including suburb and postcode 1-5/90 Kinross Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between	\$872,000	&	\$959,200	

Median sale price



Comparable property sales

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REIV 🗧 propertydata

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