



Indicative Selling Price
\$872,000 - \$959,200

Rooms:
Property Type:
Agent Comments

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)

Agent Comments



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



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.

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

Median price Unit X Suburb Edithvale

Period - From to Source REIV

Comparable property sales

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