

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

2/38 VINCENT STREET 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$787,500

Property type

Unit

Suburb

Edithvale

Period-from

01 Mar 2021

to

28 Feb 2022

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

8/212 STATION STREET EDITHVALE VIC 3196	\$740,000	02-Dec-21
4/67 RAE AVENUE EDITHVALE VIC 3196	\$800,000	21-Jan-22
80B BERRY AVENUE EDITHVALE VIC 3196	\$811,000	24-Nov-21

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: 11 March 2022



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**8/212 STATION STREET
EDITHVALE VIC 3196**

2 2 1

Sold Price

\$740,000

Sold Date

02-Dec-21

Distance

0.6km



**4/67 RAE AVENUE EDITHVALE VIC
3196**

2 2 1

Sold Price

^{RS} **\$800,000**

Sold Date

21-Jan-22

Distance

0.92km



**80B BERRY AVENUE EDITHVALE
VIC 3196**

2 1 1

Sold Price

\$811,000

Sold Date

24-Nov-21

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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