

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

24/95-99 EDITHVALE ROAD 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

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

Unit

Suburb

Edithvale

Period-from

01 May 2021

to

30 Apr 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

6/140-142 WELLS ROAD ASPENDALE GARDENS VIC 3195	\$760,000	07-May-22
2/44 THIRD AVENUE CHELSEA HEIGHTS VIC 3196	\$800,000	17-Feb-22
1/2 BRIDGES AVENUE EDITHVALE VIC 3196	\$825,000	19-Dec-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: 25 May 2022



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**6/140-142 WELLS ROAD
ASPENDALE GARDENS VIC 3195**

3 1 2

Sold Price

^{RS}

\$760,000

Sold Date

07-May-22

Distance

1.8km



**2/44 THIRD AVENUE CHELSEA
HEIGHTS VIC 3196**

3 1 3

Sold Price

\$800,000

Sold Date

17-Feb-22

Distance

1.54km



**1/2 BRIDGES AVENUE EDITHVALE
VIC 3196**

2 1 2

Sold Price

\$825,000

Sold Date

19-Dec-21

Distance

0.19km



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

2 2 1

Sold Price

\$800,000

Sold Date

21-Jan-22

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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