

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

22/95-99 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Aug 2021

to

31 Jul 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

2/59 BLANTYRE AVENUE CHELSEA VIC 3196	\$460,000	30-Jul-22
19/95-99 EDITHVALE ROAD EDITHVALE VIC 3196	\$470,000	22-Jul-22
13/334-339 STATION STREET CHELSEA VIC 3196	\$475,000	30-Apr-22

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: 12 August 2022



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**2/59 BLANTYRE AVENUE
CHELSEA VIC 3196**

2 1 1

Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **30-Jul-22**

Distance **1.75km**



**19/95-99 EDITHVALE ROAD
EDITHVALE VIC 3196**

2 1 1

Sold Price ^{RS} **\$470,000** Sold Date **22-Jul-22**

Distance **0km**



**13/334-339 STATION STREET
CHELSEA VIC 3196**

2 1 1

Sold Price **\$475,000** Sold Date **30-Apr-22**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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