

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 20 Dudley Grove, Edithvale VIC 3196

Indicative selling price

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

Single price \$ or range between \$2,150,000 & \$2,350,000

Median sale price

Median price 1,211,500 Property type House Suburb Edithvale

Period - From 01 Jul 2021 to 30 Jun 2022 Source Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 5 SINCLAIR AVENUE EDITHVALE VIC 3196	\$2,100,000	19-Feb-22
2. 6 COLEMAN LANE ASPENDALE VIC 3195	\$2,420,000	30-Apr-22
3. 102/5 FOSTER STREET ASPENDALE VIC 3195	\$2,650,000	05-Mar-22

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 11 July 2022