

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

3 TUDOR COURT 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Sep 2021

to

31 Aug 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

1/252 STATION STREET EDITHVALE VIC 3196	\$625,000	03-Sep-22
7/101-105 EDITHVALE ROAD EDITHVALE VIC 3196	\$630,000	28-May-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: 20 September 2022



OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



1/252 STATION STREET
EDITHVALE VIC 3196

2 1 1

Sold Price

^{RS}

\$625,000

Sold Date

03-Sep-22

Distance

1.17km



7/101-105 EDITHVALE ROAD
EDITHVALE VIC 3196

2 1 1

Sold Price

\$630,000

Sold Date

28-May-22

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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