

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

2/61 HUGHES AVENUE 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Dec 2021

to

30 Nov 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

4 ORANA CRESCENT CHELSEA VIC 3196	\$670,000	12-Jun-22
2/1B ELSIE GROVE EDITHVALE VIC 3196	\$670,000	15-Oct-22
1/7 GLENOLA ROAD CHELSEA VIC 3196	\$667,500	08-Jun-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.

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4 ORANA CRESCENT CHELSEA VIC 3196 Sold Price **\$670,000** Sold Date **12-Jun-22**

2

1

1

Distance **0.62km**



2/1B ELSIE GROVE EDITHVALE VIC 3196 Sold Price ^{RS} **\$670,000** ^{UN} Sold Date **15-Oct-22**

2

1

1

Distance **1.01km**



1/7 GLENOLA ROAD CHELSEA VIC 3196 Sold Price **\$667,500** Sold Date **08-Jun-22**

2

1

1

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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