

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

20B VINCENT STREET 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

\$970,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Feb 2022

to

31 Jan 2023

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

70 FRASER AVENUE EDITHVALE VIC 3196	\$1,025,000	16-Nov-22
47A BERRY AVENUE EDITHVALE VIC 3196	\$1,050,000	23-Oct-22
2/113 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$1,111,000	11-Nov-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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**70 FRASER AVENUE EDITHVALE
VIC 3196**

3 1 2

Sold Price

\$1,025,000

Sold Date

16-Nov-22

Distance

0.55km



**47A BERRY AVENUE EDITHVALE
VIC 3196**

3 2 2

Sold Price

\$1,050,000

Sold Date

23-Oct-22

Distance

0.53km



**2/113 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

4 2 2

Sold Price

\$1,111,000

Sold Date

11-Nov-22

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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