

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

102/8 CLYDEBANK 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Edithvale

Period-from

01 May 2022

to

30 Apr 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

1/74 FIELD AVENUE EDITHVALE VIC 3196	\$655,000	08-Mar-23
2/26 ELLA GROVE CHELSEA VIC 3196	\$670,000	23-Dec-22
2/61 HUGHES AVENUE EDITHVALE VIC 3196	\$680,000	08-Dec-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 May 2023


**1/74 FIELD AVENUE EDITHVALE
VIC 3196**

Sold Price

\$655,000

Sold Date

08-Mar-23
 2  1  1

Distance

0.74km

**2/26 ELLA GROVE CHELSEA VIC
3196**

Sold Price

\$670,000

Sold Date

23-Dec-22
 2  1  1

Distance

1.54km

**2/61 HUGHES AVENUE EDITHVALE
VIC 3196**

Sold Price

\$680,000

Sold Date

08-Dec-22
 2  1  1

Distance

1.42km
RS = Recent sale

UN = Undisclosed Sale

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