

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

9/101-105 EDITHVALE 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

\$585,000

&

\$630,000

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

1/9 STAYNER STREET CHELSEA VIC 3196	\$605,000	22-Mar-23
1/354 NEPEAN HIGHWAY CHELSEA VIC 3196	\$615,000	28-Nov-22
2/78 THAMES PROMENADE CHELSEA VIC 3196	\$630,000	08-Apr-23

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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OBrien Real Estate

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**1/9 STAYNER STREET CHELSEA
VIC 3196**

2 1 2

Sold Price

\$605,000

Sold Date

22-Mar-23

Distance

1.16km



**1/354 NEPEAN HIGHWAY
CHELSEA VIC 3196**

2 1 1

Sold Price

\$615,000

Sold Date

28-Nov-22

Distance

1.56km



**2/78 THAMES PROMENADE
CHELSEA VIC 3196**

2 1 1

Sold Price

^{RS} **\$630,000**

Sold Date

08-Apr-23

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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