

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

115/195 STATION 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Sep 2022

to

31 Aug 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

4/4 DONALD GROVE CHELSEA VIC 3196	\$473,000	22-Apr-23
13/7-13 DOBELL DRIVE CHELSEA VIC 3196	\$450,000	18-Apr-23
DOBELL DRIVE CHELSEA VIC 3196	\$450,000	18-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.~~

This Statement of Information was prepared on: 02 September 2023



OBrien Real Estate

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4/4 DONALD GROVE CHELSEA VIC 3196 Sold Price

\$473,000

Sold Date **22-Apr-23**

2 1 2

Distance **1.65km**



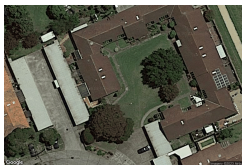
13/7-13 DOBELL DRIVE CHELSEA VIC 3196 Sold Price

\$450,000

Sold Date **18-Apr-23**

1 1 1

Distance **1.92km**



DOBELL DRIVE CHELSEA VIC 3196 Sold Price

Sold Date **18-Apr-23**

2 - -

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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