

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

3/215 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Unit

Suburb

Edithvale

Period-from

01 Sep 2023

to

31 Aug 2024

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

21/61 HUGHES AVENUE EDITHVALE VIC 3196	\$735,000	03-Aug-24
44/61 HUGHES AVENUE EDITHVALE VIC 3196	\$800,000	25-May-24

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: 09 September 2024

Ashley Patane

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E ashley.patane@obrienrealestate.com.au**21/61 HUGHES AVENUE
EDITHVALE VIC 3196** 3  1  2

Sold Price

^{RS}**\$735,000**Sold Date **03-Aug-24**

Distance

1.3km**44/61 HUGHES AVENUE
EDITHVALE VIC 3196** 3  1  2

Sold Price

\$800,000Sold Date **25-May-24**

Distance

1.24km**RS** = Recent sale**UN** = Undisclosed Sale

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