

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

4/27 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Sep 2020

to

31 Aug 2021

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

82 Montrose Avenue Edithvale VIC 3196	\$741,000	16-Jul-21
3/26 Ella Grove Chelsea VIC 3196	\$777,000	21-Apr-21
3/13 Third Avenue Chelsea Heights VIC 3196	\$750,000	28-Jun-21

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: 17 September 2021


82 Montrose Avenue Edithvale VIC 3196

Sold Price

^{RS} **\$741,000** ^{UN}

Sold Date

16-Jul-21
 2  2  1

Distance

0.87km

Notes from your agent

Non beachside. Great Edithvale location. \$741,000


3/26 Ella Grove Chelsea VIC 3196

Sold Price

\$777,000

Sold Date

21-Apr-21
 2  1  1

Distance

0.8km

Notes from your agent

Large land component (380m2)


3/13 Third Avenue Chelsea Heights VIC 3196

Sold Price

\$750,000

Sold Date

28-Jun-21
 3  2  1

Distance

1.96km
RS = Recent sale

UN = Undisclosed Sale

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