

## 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

104/8 Clydebank Road Edithvale VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$716,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jan 2020

to

31 Dec 2020

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 210/195 Station Street Edithvale VIC 3196 | \$500,000 | 05-Jan-21 |
| 10/216 Station Street Edithvale VIC 3196  | \$523,000 | 08-Aug-20 |
| 6/490-492 Nepean Highway Chelsea VIC 3196 | \$577,243 | 20-Nov-20 |

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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**210/195 Station Street Edithvale  
VIC 3196**

Sold Price

<sup>RS</sup>

**\$500,000**

Sold Date

**05-Jan-21**

2

1

2

Distance

**0.06km**



**10/216 Station Street Edithvale VIC  
3196**

Sold Price

**\$523,000**

Sold Date

**08-Aug-20**

2

1

1

Distance

**0.33km**

#### Notes from your agent

Non-Beachside, large apartment.



**6/490-492 Nepean Highway  
Chelsea VIC 3196**

Sold Price

<sup>RS</sup>

**\$577,243**

Sold Date

**20-Nov-20**

2

1

1

Distance

**2.77km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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