

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

21B Randall Avenue 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

\$910,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Aug 2020

to

31 Jul 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

1/48 Woodbine Grove Chelsea VIC 3196	\$930,000	22-Feb-21
78B Chelsea Road Chelsea VIC 3196	\$940,500	27-Mar-21
2/30 Munro Avenue Edithvale VIC 3196	\$950,000	04-Feb-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: 04 August 2021


1/48 Woodbine Grove Chelsea VIC 3196

Sold Price

\$930,000

Sold Date

22-Feb-21
 4
 3
 1

Distance

1.59km

Notes from your agent

4 bedroom townhouse. Great sized downstairs living area & kitchen.


78B Chelsea Road Chelsea VIC 3196

Sold Price

\$940,500

Sold Date

27-Mar-21
 3
 2
 1

Distance

1.15km

2/30 Munro Avenue Edithvale VIC 3196

Sold Price

\$950,000

Sold Date

04-Feb-21
 3
 2
 1

Distance

0.41km
RS = Recent sale

UN = Undisclosed Sale

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