

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

G01/8 Clydebank Road 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Feb 2020

to

31 Jan 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

2/30 French Avenue Edithvale VIC 3196	\$652,350	10-Nov-20
1/14 Clydebank Road Edithvale VIC 3196	\$660,000	07-Oct-20
30/18 Robertson Parade Aspendale VIC 3195	\$635,000	12-Oct-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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OBrien Real Estate

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2/30 French Avenue Edithvale VIC 3196

Sold Price

\$652,350

Sold Date **10-Nov-20**

2

1

-

Distance

0.87km

Notes from your agent

Brand new 2 bed townhouse.



1/14 Clydebank Road Edithvale VIC 3196

Sold Price

\$660,000

Sold Date **07-Oct-20**

2

2

1

Distance

0.04km



30/18 Robertson Parade Aspendale VIC 3195

Sold Price

\$635,000

Sold Date **12-Oct-20**

2

1

1

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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