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	2/2 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	$880,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,005,000	Property type	Other	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
30B Berry Avenue Edithvale VIC 3196	$882,730	11-Dec-20
1/25 Donald Grove Chelsea VIC 3196	$890,000	20-Feb-21
3/20 Embankment Grove Chelsea VIC 3196	$895,000	23-Dec-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.~~

This Statement of Information was prepared on: 26 February 2021

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30B Berry Avenue Edithvale VIC 3196

3 2 1

Sold Price RS $882,730 Sold Date 11-Dec-20

Distance 1.22km

Notes from your agent

2 on the block, single storey with double garage. Very nicely built. 3 years old.

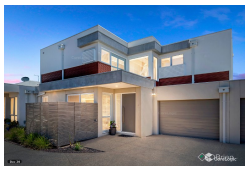


1/25 Donald Grove Chelsea VIC 3196

3 3 2

Sold Price RS $890,000 Sold Date 20-Feb-21

Distance 1.67km



3/20 Embankment Grove Chelsea VIC 3196

3 2 2

Sold Price RS $895,000 Sold Date 23-Dec-20

Distance 1.83km

Notes from your agent

Sold $895,500 12 days on market.

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

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