

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

8/2-3 Gracie 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

\$1,270,000

&

\$1,370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

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

3/2-3 Gracie Avenue Edithvale VIC 3196	\$1,300,000	16-Jul-21
187 Nepean Highway Aspendale VIC 3195	\$1,280,000	06-May-21
1/62 Lochiel Avenue Edithvale VIC 3196	\$1,365,000	08-May-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: 07 September 2021

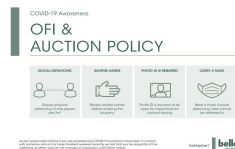


3/2-3 Gracie Avenue Edithvale VIC 3196

Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **16-Jul-21**

 3  2  2

Distance **0.02km**



187 Nepean Highway Aspendale VIC 3195

Sold Price ^{RS} **\$1,280,000** Sold Date **06-May-21**

 3  1  3

Distance **1.69km**



1/62 Lochiel Avenue Edithvale VIC 3196

Sold Price **\$1,365,000** Sold Date **08-May-21**

 3  3  2

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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