

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

G06/8 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jun 2020

to

31 May 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

9/6-8 Robertson Parade Aspendale VIC 3195	\$572,500	28-Mar-21
3/347 Nepean Highway Chelsea VIC 3196	\$575,000	19-Feb-21
7/237 Station Street Edithvale VIC 3196	\$580,000	12-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: 01 June 2021



9/6-8 Robertson Parade Aspendale VIC 3195

Sold Price

\$572,500

Sold Date

28-Mar-21

 2

 1

 1

Distance

1.13km



3/347 Nepean Highway Chelsea VIC 3196

Sold Price

\$575,000

Sold Date

19-Feb-21

 2

 1

 2

Distance

1.51km

Notes from your agent

\$575,000. Beachside, older building. Bay views from rooftop deck.



7/237 Station Street Edithvale VIC 3196

Sold Price

\$580,000

Sold Date

12-Dec-20

 2

 1

 1

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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