

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

8/212 Station Street 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,123,000

Property type

Other

Suburb

Edithvale

Period-from

01 Nov 2020

to

31 Oct 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

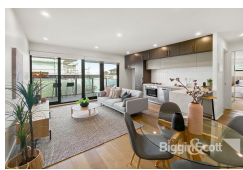
Date of sale

107/8 Clydebank Road Edithvale VIC 3196	\$662,012	01-Oct-21
3/57 Blantyre Avenue Chelsea VIC 3196	\$670,900	05-Aug-21
5 Arnold Drive Chelsea VIC 3196	\$707,000	17-Aug-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: 06 November 2021



**107/8 Clydebank Road Edithvale
VIC 3196**

Sold Price

^{RS} **\$662,012** Sold Date **01-Oct-21**

 3  2  2

Distance **0.27km**



**3/57 Blantyre Avenue Chelsea VIC
3196**

Sold Price

\$670,900 Sold Date **05-Aug-21**

 2  1  2

Distance **1.84km**



5 Arnold Drive Chelsea VIC 3196

Sold Price

\$707,000 Sold Date **17-Aug-21**

 2  1  1

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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