

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

G10/8 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

\$590,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jan 2021

to

31 Dec 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

7/252 Station Street Edithvale VIC 3196	\$624,500	04-Sep-21
5/15-19 Dobell Drive Chelsea VIC 3196	\$625,000	18-Oct-21
6/127 Kinross Avenue Edithvale VIC 3196	\$635,000	30-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.~~

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OBrien Real Estate

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7/252 Station Street Edithvale VIC 3196

Sold Price

\$624,500

Sold Date

04-Sep-21

2

1

1

Distance

0.89km

Notes from your agent

Sold off market. 2 bedroom unit in group of 8



5/15-19 Dobell Drive Chelsea VIC 3196

Sold Price

\$625,000

Sold Date

18-Oct-21

2

1

1

Distance

1.92km



6/127 Kinross Avenue Edithvale VIC 3196

Sold Price

\$635,000

Sold Date

30-Aug-21

2

1

1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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