

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

302/195 Station Street, Edithvale Vic 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$590,000

&

\$640,000

### Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Edithvale

Period - From

01/01/2019

to

31/12/2019

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	304/195-197 Station St EDITHVALE 3196	\$690,000	26/06/2019
2	37c Chute St MORDIALLOC 3195	\$681,000	24/04/2019
3	201/55 Barkly St MORDIALLOC 3195	\$680,000	06/03/2019

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

11/02/2020 15:45



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median Unit Price**  
Year ending December 2019: \$735,000

## Comparable Properties



**304/195-197 Station St EDITHVALE 3196 (REI/VG)**

**Agent Comments**

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**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 26/06/2019  
**Rooms:** 4  
**Property Type:** Apartment

**37c Chute St MORDIALLOC 3195 (VG)**

**Agent Comments**

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**Price:** \$681,000  
**Method:** Sale  
**Date:** 24/04/2019  
**Property Type:** Flat/Unit/Apartment (Res)

**201/55 Barkly St MORDIALLOC 3195 (VG)**

**Agent Comments**

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**Price:** \$680,000  
**Method:** Sale  
**Date:** 06/03/2019  
**Property Type:** Flat/Unit/Apartment (Res)  
**Land Size:** 1233 sqm approx