

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

5/230 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

\$765,000

&

\$789,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jul 2020

to

30 Jun 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

11/230 Station Street Edithvale VIC 3196	\$765,000	06-Mar-21
5/27 Vincent Street Edithvale VIC 3196	\$790,500	06-Feb-21
4/253 Station Street Edithvale VIC 3196	\$910,000	11-Mar-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: 13 July 2021



11/230 Station Street Edithvale VIC 3196 Sold Price **\$765,000** Sold Date **06-Mar-21**

3 2 2

Distance **0.03km**



5/27 Vincent Street Edithvale VIC 3196 Sold Price **\$790,500** Sold Date **06-Feb-21**

3 2 2

Distance **0.35km**



4/253 Station Street Edithvale VIC 3196 Sold Price **\$910,000** Sold Date **11-Mar-21**

3 2 2

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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