

## 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

1/21 Vincent 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,054,000

Property type

Other

Suburb

Edithvale

Period-from

01 Feb 2020

to

31 Jan 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

1/57 Woodbine Grove Chelsea VIC 3196	\$999,999	11-Jan-21
1/18 Woodbine Grove Chelsea VIC 3196	\$1,020,000	12-Oct-20
123B Station Street Aspendale VIC 3195	\$1,080,000	14-Aug-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.~~

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1/57 Woodbine Grove Chelsea VIC  
3196

Sold Price

**\$999,999**

Sold Date

**11-Jan-21**



3



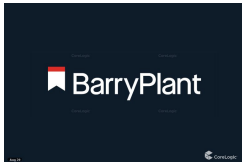
2



2

Distance

**1.7km**



1/18 Woodbine Grove Chelsea VIC  
3196

Sold Price

<sup>RS</sup>

**\$1,020,000**

Sold Date

**12-Oct-20**



4



3



1

Distance

**1.68km**



123B Station Street Aspendale VIC  
3195

Sold Price

**\$1,080,000**

Sold Date

**14-Aug-20**



3



2



2

Distance

**1.91km**

RS = Recent sale

UN = Undisclosed Sale

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