



Real Estate

STATEMENT OF INFORMATION

2/7 VINCENT STREET, EDITHVALE, VIC 3196

PREPARED BY HERO THILAKARATNE, ZED REAL ESTATE, PHONE: 0423 254 756



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/7 VINCENT STREET, EDITHVALE, VIC

3 2 2

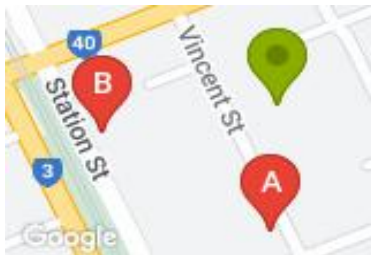
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$1,000,000 to \$1,100,000

Provided by: Hero Thilakaratne, Zed Real Estate

MEDIAN SALE PRICE



EDITHVALE, VIC, 3196

Suburb Median Sale Price (House)

\$1,317,500

01 April 2022 to 31 March 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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 six months.



20B VINCENT ST, EDITHVALE, VIC 3196

3 2 2

Sale Price

***\$1,020,000**

Sale Date: 27/03/2023

Distance from Property: 113m



12/230 STATION ST, EDITHVALE, VIC 3196

3 2 2

Sale Price

\$910,000

Sale Date: 01/03/2023

Distance from Property: 144m



This report has been compiled on 03/05/2023 by Zed Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

2/7 VINCENT STREET, EDITHVALE, VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$1,000,000 to \$1,100,000

Median sale price

Median price

\$1,317,500

Property type

House

Suburb

EDITHVALE

Period

01 April 2022 to 31 March 2023

Source

pricefinder

Comparable property sales

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 six months.

Address of comparable property

Price

Date of sale

20B VINCENT ST, EDITHVALE, VIC 3196	*\$1,020,000	27/03/2023
12/230 STATION ST, EDITHVALE, VIC 3196	\$910,000	01/03/2023

This Statement of Information was prepared

03/05/2023