

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

5/195 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$704,900

Property type

Unit

Suburb

Edithvale

Period-from

01 Apr 2020

to

31 Mar 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

210/195 Station Street Edithvale VIC 3196	\$500,000	25-Nov-20
21/95-99 Edithvale Road Edithvale VIC 3196	\$505,000	13-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: 24 April 2021



**210/195 Station Street Edithvale
VIC 3196**

Sold Price

\$500,000

Sold Date **25-Nov-20**

 2  1  1

Distance

-



**21/95-99 Edithvale Road Edithvale
VIC 3196**

Sold Price

^{RS} **\$505,000**

Sold Date **13-Mar-21**

 2  1  1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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