

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

2/1b Elsie Grove, Edithvale Vic 3196

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$817,500

Property Type

Unit

Suburb

Edithvale

Period - From

01/04/2022

to

30/06/2022

Source

REIV

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 six 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	1/76 Swan Wlk CHELSEA 3196	\$655,000	13/07/2022
2	21 Perovic Pl CHELSEA HEIGHTS 3196	\$645,000	01/09/2022
3	1/252 Station St EDITHVALE 3196	\$625,000	03/09/2022

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 six months.~~

This Statement of Information was prepared on:

21/09/2022 14:34



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
June quarter 2022: \$817,500

Comparable Properties



1/76 Swan Wlk CHELSEA 3196 (REI/VG)

Agent Comments

2 1 2

Price: \$655,000
Method: Private Sale
Date: 13/07/2022
Property Type: Unit



21 Perovic Pl CHELSEA HEIGHTS 3196 (REI)

Agent Comments

2 1 1

Price: \$645,000
Method: Private Sale
Date: 01/09/2022
Property Type: Villa
Land Size: 212 sqm approx



1/252 Station St EDITHVALE 3196 (REI)

Agent Comments

2 1 1

Price: \$625,000
Method: Private Sale
Date: 03/09/2022
Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216