

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

26 TUDOR COURT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Feb 2022

to

31 Jan 2023

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

| | | |
|--------------------------------------|-----------|-----------|
| 2/49 FIELD AVENUE EDITHVALE VIC 3196 | \$778,000 | 20-Jan-23 |
| 5A LOCHIEL AVENUE EDITHVALE VIC 3196 | \$760,000 | 01-Oct-22 |
| 1/25 IVAN AVENUE EDITHVALE VIC 3196 | \$730,000 | 11-Oct-22 |

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: 23 February 2023


**2/49 FIELD AVENUE EDITHVALE
VIC 3196**
 3  1  2

Sold Price

\$778,000

Sold Date

20-Jan-23

Distance

0.56km

**5A LOCHIEL AVENUE EDITHVALE
VIC 3196**
 2  1  1

Sold Price

\$760,000

Sold Date

01-Oct-22

Distance

0.85km

**1/25 IVAN AVENUE EDITHVALE
VIC 3196**
 3  1  1

Sold Price

\$730,000

Sold Date

11-Oct-22

Distance

0.93km
RS = Recent sale

UN = Undisclosed Sale

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