

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

4/195 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

\$499,500

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Nov 2022

to

31 Oct 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

112/195 STATION STREET EDITHVALE VIC 3196	\$455,000	22-Sep-23
7/252 STATION STREET EDITHVALE VIC 3196	\$615,000	10-Jun-23
9/101-105 EDITHVALE ROAD EDITHVALE VIC 3196	\$605,000	10-Jun-23

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: 02 November 2023



**112/195 STATION STREET
EDITHVALE VIC 3196**

 2
  1
  1

Sold Price

^{RS} **\$455,000**

Sold Date

22-Sep-23

Distance

0km



**7/252 STATION STREET
EDITHVALE VIC 3196**

 2
  1
  1

Sold Price

\$615,000

Sold Date

10-Jun-23

Distance

0.88km



**9/101-105 EDITHVALE ROAD
EDITHVALE VIC 3196**

 2
  1
  1

Sold Price

\$605,000

Sold Date

10-Jun-23

Distance

0.99km



**3/61 HUGHES AVENUE EDITHVALE
VIC 3196**

 2
  1
  1

Sold Price

\$700,000

Sold Date

30-Mar-23

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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