

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

2/2-3 Gracie Avenue 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

\$1,220,000

&

\$1,310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,157,500

Property type

House

Suburb

Edithvale

Period-from

01 Nov 2020

to

31 Oct 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

3/2-3 Gracie Avenue Edithvale VIC 3196	\$1,300,000	16-Jul-21
8/2-3 Gracie Avenue Edithvale VIC 3196	\$1,305,000	10-Sep-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.

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Rod Richardson

P 03 9583 3246

M 0409 421 742

E rod.richardson@belleproperty.com

**3/2-3 Gracie Avenue Edithvale VIC 3196**

Sold Price

\$1,300,000

Sold Date

16-Jul-21

3



2



2

Distance

0.01km**8/2-3 Gracie Avenue Edithvale VIC 3196**

Sold Price

\$1,305,000

Sold Date

10-Sep-21

3



2



2

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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