

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

4/252 Station Street, Edithvale Vic 3196

Indicative selling price

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

Range between \$515,000

&

\$545,000

Median sale price

Median price \$695,500

House

Unit

X

Suburb Edithvale

Period - From 01/07/2016

to

30/06/2017

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	6/1-3 Golden Av CHELSEA 3196	\$570,000	03/06/2017
2	11/9 Golden Av CHELSEA 3196	\$505,250	11/07/2017
3	2/4 Donald Gr CHELSEA 3196	\$475,000	07/04/2017

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.



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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$515,000 - \$545,000
Median Unit Price
Year ending June 2017: \$695,500

Comparable Properties

6/1-3 Golden Av CHELSEA 3196 (REI)

Agent Comments

2 - -

Price: \$570,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 4
Property Type: Unit



11/9 Golden Av CHELSEA 3196 (REI)

Agent Comments

2 1 1

Price: \$505,250
Method: Private Sale
Date: 11/07/2017
Rooms: 3
Property Type: Unit



2/4 Donald Gr CHELSEA 3196 (REI)

Agent Comments

2 1 1

Price: \$475,000
Method: Private Sale
Date: 07/04/2017
Rooms: 3
Property Type: Unit