

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

7/216 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,500

Property type

Unit

Suburb

Edithvale

Period-from

01 Dec 2019

to

30 Nov 2020

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

10/216 Station Street Edithvale VIC 3196	\$523,000	08-Aug-20
4/1 Edithvale Road Edithvale VIC 3196	\$505,000	07-Jul-20
36/95-99 Edithvale Road Edithvale VIC 3196	\$487,000	09-Nov-20

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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OBrien Real Estate

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10/216 Station Street Edithvale VIC 3196

Sold Price

\$523,000

Sold Date **08-Aug-20**

2

1

1

Distance

-



4/1 Edithvale Road Edithvale VIC 3196

Sold Price

\$505,000

Sold Date **07-Jul-20**

2

1

1

Distance

0.09km



36/95-99 Edithvale Road Edithvale VIC 3196

Sold Price

^{RS} **\$487,000**

Sold Date **09-Nov-20**

2

1

1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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