

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

3/5 Fraser 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,500

Property type

Unit

Suburb

Edithvale

Period-from

01 Nov 2019

to

31 Oct 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

109/195 Station Street Edithvale VIC 3196	\$414,000	13-May-19
2/32 Woodbine Grove Chelsea VIC 3196	\$450,000	19-May-20
5/32 Woodbine Grove Chelsea VIC 3196	\$395,000	16-May-19

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: 19 November 2020



**109/195 Station Street Edithvale
VIC 3196**

2 1 1

Sold Price **\$414,000** Sold Date **13-May-19**

Distance **0.65km**



**2/32 Woodbine Grove Chelsea VIC
3196**

2 1 1

Sold Price **\$450,000** Sold Date **19-May-20**

Distance **1.84km**



**5/32 Woodbine Grove Chelsea VIC
3196**

2 1 1

Sold Price **\$395,000** Sold Date **16-May-19**

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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