

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

g1/195 Station Street, Edithvale Vic 3196

Indicative selling price

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

Range between \$520,000 & \$540,000

Median sale price

Median price \$835,000 Property Type Unit Suburb Edithvale

Period - From 01/07/2024 to 30/09/2024 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	G06/8 Clydebank Rd EDITHVALE 3196	\$592,500	03/08/2024
2	15/195 Station St EDITHVALE 3196	\$555,000	12/07/2024
3	104/8 Clydebank Rd EDITHVALE 3196	\$580,000	11/06/2024

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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Property Type:
Agent Comments

Indicative Selling Price
\$520,000 - \$540,000
Median Unit Price
September quarter 2024: \$835,000

Comparable Properties



G06/8 Clydebank Rd EDITHVALE 3196 (REI/VG)

[Agent Comments](#)



Price: \$592,500
Method: Private Sale
Date: 03/08/2024
Property Type: Apartment

15/195 Station St EDITHVALE 3196 (VG)

[Agent Comments](#)



Price: \$555,000
Method: Sale
Date: 12/07/2024
Property Type: Flat/Unit/Apartment (Res)



104/8 Clydebank Rd EDITHVALE 3196 (REI/VG)

[Agent Comments](#)



Price: \$580,000
Method: Private Sale
Date: 11/06/2024
Property Type: Apartment