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	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betwee	\$520,000		&		\$540,000			
Median sale p	rice							
Median price	\$835,000	Pro	operty Type	Unit			Suburb	Edithvale
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress 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.

This Statement of Information was prepared on:

05/12/2024 10:28



BARRYPLANT



Property Type: Agent Comments Jake Mabey (03) 9586 0500 0416 147 767 jmabey@barryplant.com.au

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

Comparable Properties



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

Account - Barry Plant | P: 03 9586 0500



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