

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

104/8 Clydebank Road 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$701,500

Property type

Unit

Suburb

Edithvale

Period-from

01 Sep 2018

to

31 Aug 2019

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

109/8 Clydebank Road Edithvale VIC 3196	\$550,000	16-Jul-18
4/6 Clydebank Road Edithvale VIC 3196	\$597,500	29-Aug-18
108/195 Station Street Edithvale VIC 3196	\$448,000	19-Nov-18

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: 17 September 2019



**109/8 Clydebank Road Edithvale
VIC 3196**

Sold Price

\$550,000

Sold Date

16-Jul-18

2

2

1

Distance

-



**4/6 Clydebank Road Edithvale VIC
3196**

Sold Price

\$597,500

Sold Date

29-Aug-18

2

2

1

Distance

0.02km



**108/195 Station Street Edithvale
VIC 3196**

Sold Price

\$448,000

Sold Date

19-Nov-18

2

1

1

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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