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	10 VINCENT 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~~		or range between	$1,245,000	&	$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,312,500	Property type	House	Suburb	Edithvale
Period-from	01 Aug 2021	to	31 Jul 2022	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
57 EMBANKMENT GROVE CHELSEA VIC 3196	$1,325,000	06-Aug-22
18 ELSIE GROVE CHELSEA VIC 3196	$1,276,000	05-Feb-22
22 JOFFRE AVENUE EDITHVALE VIC 3196	$1,310,000	07-May-22

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: 08 August 2022

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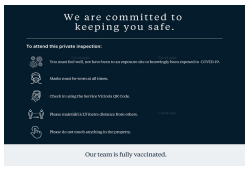


57 EMBANKMENT GROVE CHELSEA VIC 3196

2 1 1

Sold Price RS **$1,325,000** UN Sold Date **06-Aug-22**

Distance **1.24km**



18 ELSIE GROVE CHELSEA VIC 3196

3 1 2

Sold Price **$1,276,000** Sold Date **05-Feb-22**

Distance **0.71km**



22 JOFFRE AVENUE EDITHVALE VIC 3196

3 2 4

Sold Price RS **$1,310,000** Sold Date **07-May-22**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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