

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

2/236 STATION 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

\$1,495,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jan 2022

to

31 Dec 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

58 ILUKA AVENUE ASPENDALE VIC 3195	\$1,550,000	07-Aug-22
7A LAWRENCE AVENUE ASPENDALE VIC 3195	\$1,870,000	24-Nov-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: 14 January 2023



58 ILUKA AVENUE ASPENDALE VIC 3195

4 3 1

Sold Price **\$1,550,000** Sold Date **07-Aug-22**

Distance **1.58km**



7A LAWRENCE AVENUE ASPENDALE VIC 3195

4 3 3

Sold Price **\$1,870,000** Sold Date **24-Nov-22**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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