

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

Beach Box 652, Edithvale, VIC 3196

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$500,000

&

\$550,000

Median sale price

Median price

\$ 1,305,000

Property type

House

Suburb

EDITHVALE

Period - From

28/02/2023

to

27/02/2024

Source

price\_finder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1		
2		
3		

This Statement of Information was prepared on:

28/02/2024