

## 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

1/222-223 STATION STREET EDITHVALE VIC 3196

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$803,000

Property type

Unit

Suburb

Edithvale

Period-from

01 May 2021

to

30 Apr 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

9/216 STATION STREET EDITHVALE VIC 3196	\$640,500	05-Mar-22
21 TUDOR COURT EDITHVALE VIC 3196	\$700,000	04-Nov-21
4/14 CLYDEBANK ROAD EDITHVALE VIC 3196	\$670,000	09-Dec-21

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: 09 May 2022



OBrien Real Estate

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**9/216 STATION STREET  
EDITHVALE VIC 3196**

1 1 1

Sold Price **\$640,500** Sold Date **05-Mar-22**

Distance -



**21 TUDOR COURT EDITHVALE VIC  
3196**

2 1 2

Sold Price **\$700,000** Sold Date **04-Nov-21**

Distance -



**4/14 CLYDEBANK ROAD  
EDITHVALE VIC 3196**

2 2 1

Sold Price **\$670,000** Sold Date **09-Dec-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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