

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 (*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

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



**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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