

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

204/195 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Sep 2022

to

31 Aug 2023

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

9/7-13 DOBELL DRIVE CHELSEA VIC 3196	\$557,000	14-May-23
5/1A KELVIN GROVE CHELSEA VIC 3196	\$560,000	24-Jul-23
9/101-105 EDITHVALE ROAD EDITHVALE VIC 3196	\$605,000	10-Jun-23

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: 26 September 2023


9/7-13 DOBELL DRIVE CHELSEA VIC 3196

Sold Price

\$557,000

Sold Date **14-May-23**
 2  1  1

Distance **1.9km**

5/1A KELVIN GROVE CHELSEA VIC 3196

Sold Price

\$560,000

Sold Date **24-Jul-23**
 2  2  1

Distance **1.52km**

9/101-105 EDITHVALE ROAD EDITHVALE VIC 3196

Sold Price

\$605,000

Sold Date **10-Jun-23**
 2  1  1

Distance **0.99km**
RS = Recent sale

UN = Undisclosed Sale

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