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	24/95-99 EDITHVALE ROAD 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$827,500	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
6/140-142 WELLS ROAD ASPENDALE GARDENS VIC 3195	$760,000	07-May-22
2/44 THIRD AVENUE CHELSEA HEIGHTS VIC 3196	$800,000	17-Feb-22
1/2 BRIDGES AVENUE EDITHVALE VIC 3196	$825,000	19-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: 25 May 2022

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6/140-142 WELLS ROAD ASPENDALE GARDENS VIC 3195

3 1 2

Sold Price RS $760,000 Sold Date 07-May-22

Distance 1.8km

2/44 THIRD AVENUE CHELSEA HEIGHTS VIC 3196

3 1 3

Sold Price $800,000 Sold Date 17-Feb-22

Distance 1.54km

1/2 BRIDGES AVENUE EDITHVALE VIC 3196

2 1 2

Sold Price $825,000 Sold Date 19-Dec-21

Distance 0.19km

4/67 RAE AVENUE EDITHVALE VIC 3196

2 2 1

Sold Price $800,000 Sold Date 21-Jan-22

Distance 0.47km

RS = Recent sale **UN** = Undisclosed Sale

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