Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	1, 2 , 3 & 4/ 38 Vincent Street, Edithvale VIC 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting

Unit type or class Two Bedroom Townhouses		**Lower price**		**Higher price**
2/38 Vincent Street, Edithvale	Range between	$630,000	&	$680,000
3/38 Vincent Street, Edithvale	Or range between	$630,000	&	$680,000
Unit type or class Three Bedroom Townhouses		Lower price		Higher price
1/38 Vincent Street, Edithvale	Or range between	$850,000	&	$890,000
4/38 Vincent Street, Edithvale	Or range between	$775,000	&	$825,000

Suburb unit median sale price

Median price	$687,500			Suburb	Edithvale
Period - From	01 Mar 2018	To	28 Feb 2019	Source	CoreLogic

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

3 Bedroom Townhouses	**Address of comparable unit**	**Price**	**Date of sale**
	1 3/294 Nepean Hwy, Edithvale VIC 3196	$775,000	01/03/2019
	2 46a Bayside Ave, Edithvale VIC 3196	$830,000	21/11/2018
	3 2/52 Field Ave, Edithvale VIC 3196	$871,000	17/11/2018

Comparable property sales (*Delete A or B below as applicable)

Unit Type or class

2 Bedroom Townhouses (2/38 Vincent Street, Edithvale & 3/38 Vincent Street, Edithvale)

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.