# 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<br>Including suburb and postcode | 2 & 3/ 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<br>Two Bedroom Townhouses | | Lower price | | Higher price |
|---|---|---|---|---|
| 2/38 Vincent Street, Edithvale | Range between | $675,000 | & | $695,000 |
| 3/38 Vincent Street, Edithvale | Or range between | $675,000 | & | $695,000 |

## Suburb unit median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $708,000 | | Suburb | Edithvale | |
| Period - From | 01 Dec 2018 | To | 30 Nov 2019 | Source | CoreLogic |

## Comparable property sales

**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.