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	3/38 Vincent 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	$675,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$709,000	Property type	Unit	Suburb	Edithvale
Period-from	01 May 2019	to	30 Apr 2020	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
2/38 Vincent Street Edithvale VIC 3196	$700,000	19-Feb-20
22 Black Street Chelsea VIC 3196	$700,000	13-Mar-20
9/230 Station Street Edithvale VIC 3196	$730,000	22-Mar-20

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 2020

OBrien Real Estate
Kimberley Ferguson
M 0413667228
E kimberley.ferguson@obrienrealestate.com.



2/38 Vincent Street Edithvale VIC 3196

2 2 1

Sold Price RS **$700,000** Sold Date **19-Feb-20**

Distance **-**

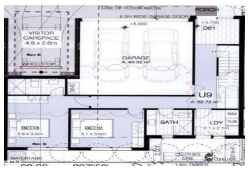


22 Black Street Chelsea VIC 3196

2 1 1

Sold Price **$700,000** Sold Date **13-Mar-20**

Distance **0.82km**



9/230 Station Street Edithvale VIC 3196

3 3 2

Sold Price **$730,000** Sold Date **22-Mar-20**

Distance **0.37km**

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

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