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	8/252 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$716,000	Property type	Unit	Suburb	Edithvale
Period-from	01 Jan 2020	to	31 Dec 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
1/15 Argyle Avenue Chelsea VIC 3196	$595,000	18-Sep-20
5/14 Clydebank Road Edithvale VIC 3196	$600,000	30-Sep-20
4/27 Embankment Grove Chelsea VIC 3196	$610,000	12-Nov-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: 14 January 2021

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



1/15 Argyle Avenue Chelsea VIC 3196

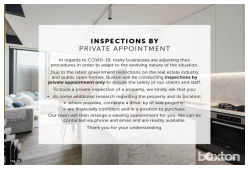
2 1 1

Sold Price **$595,000** Sold Date **18-Sep-20**

Distance **1.64km**

Notes from your agent

595000



5/14 Clydebank Road Edithvale VIC 3196

2 2 1

Sold Price **$600,000** Sold Date **30-Sep-20**

Distance **0.84km**



4/27 Embankment Grove Chelsea VIC 3196

2 1 1

Sold Price **$610,000** Sold Date **12-Nov-20**

Distance **0.82km**

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

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