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<br>Including suburb and postcode | 112/8 Clydebank 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 | $520,000 | & | $560,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $716,000 | Property type | Unit | Suburb | Edithvale |
| Period-from | 01 Feb 2020 | to | 31 Jan 2021 | 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.

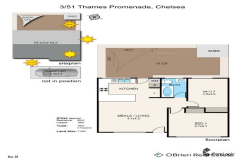
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 3/51 Thames Promenade Chelsea VIC 3196 | $522,000 | 31-Dec-20 |
| 3/15-19 Dobell Drive Chelsea VIC 3196 | $525,000 | 21-Dec-20 |
| 6/2-12 Baxter Avenue Chelsea VIC 3196 | $531,500 | 02-Dec-20 |

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: 12 February 2021

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**3/51 Thames Promenade Chelsea VIC 3196**

2 1 1

Sold Price **$522,000** Sold Date **31-Dec-20**

Distance **1.93km**



**3/15-19 Dobell Drive Chelsea VIC 3196**

2 1 1

Sold Price RS **$525,000** UN Sold Date **21-Dec-20**

Distance **1.9km**



**6/2-12 Baxter Avenue Chelsea VIC 3196**

2 1 1

Sold Price RS **$531,500** Sold Date **02-Dec-20**

Distance **1.57km**

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

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