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	9/216 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	$620,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$787,500	Property type	Unit	Suburb	Edithvale
Period-from	01 Mar 2021	to	28 Feb 2022	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
7/252 Station Street Edithvale VIC 3196	$624,500	04-Sep-21
25/14-16 Robertson Parade Aspendale VIC 3195	$650,000	27-Nov-21
3/41 Swan Walk Chelsea VIC 3196	$650,000	30-Sep-21

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: 01 March 2022

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7/252 Station Street Edithvale VIC 3196

2 1 1

Sold Price **$624,500** Sold Date **04-Sep-21**

Distance **0.56km**



25/14-16 Robertson Parade Aspendale VIC 3195

2 1 1

Sold Price **$650,000** Sold Date **27-Nov-21**

Distance **1.44km**



3/41 Swan Walk Chelsea VIC 3196

2 1 1

Sold Price Sold Date **30-Sep-21**

Distance **1.52km**

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

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