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	2/16 Clydebank Road, Edithvale Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $820,000 & $890,000

Median sale price

Median price $850,000 Property Type Unit Suburb Edithvale

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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	3/38 Tarella Rd CHELSEA 3196	$900,000	23/03/2024
2	2/73 Embankment Gr CHELSEA 3196	$878,000	22/03/2024
3	58b Rae Av EDITHVALE 3196	$865,000	16/12/2023

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 six months.~~

This Statement of Information was prepared on: 20/05/2024 17:34

2/16 Clydebank Road, Edithvale Vic 3196



2 1 4

Property Type: Unit
Land Size: 395 sqm approx

Agent Comments

Indicative Selling Price
$820,000 - $890,000
Median Unit Price
March quarter 2024: $850,000

Comparable Properties



3/38 Tarella Rd CHELSEA 3196 (REI)

3 1 2

Price: $900,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

Agent Comments



2/73 Embankment Gr CHELSEA 3196 (REI)

2 2 1

Price: $878,000
Method: Auction Sale
Date: 22/03/2024
Property Type: Townhouse (Single)

Agent Comments



58b Rae Av EDITHVALE 3196 (REI/VG)

2 1 2

Price: $865,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Unit
Land Size: 348 sqm approx

Agent Comments

Account - Jellis Craig

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