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	G06/8 Clydebank Road, Edithvale Vic 3196

Indicative selling price

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

Range between $575,000 & $605,000

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.~~

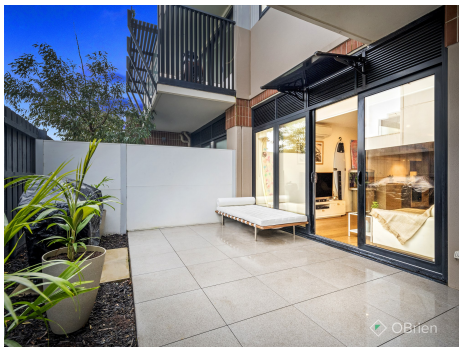
	Address of comparable property	Price	Date of sale
1	G4/8-10 Clydebank Rd EDITHVALE 3196	$619,750	18/01/2024
2	104/8 Clydebank Rd EDITHVALE 3196	$580,000	11/06/2024
3			

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: 12/07/2024 11:16

G06/8 Clydebank Road, Edithvale Vic 3196



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$575,000 - $605,000
Median Unit Price
March quarter 2024: $850,000

Comparable Properties



G4/8-10 Clydebank Rd EDITHVALE 3196 (REI)

2 2 1

Agent Comments

Price: $619,750
Method: Private Sale
Date: 18/01/2024
Property Type: Unit



104/8 Clydebank Rd EDITHVALE 3196 (REI)

2 2 1

Agent Comments

Price: $580,000
Method: Private Sale
Date: 11/06/2024
Property Type: Apartment

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.

Account - Jellis Craig

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