Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	30A LOCHIEL AVENUE 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$800,000	Property type	Unit	Suburb	Edithvale
Period-from	01 Aug 2021	to	31 Jul 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

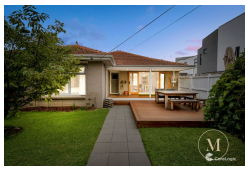
Address of comparable property	Price	Date of sale
1/32 FRENCH AVENUE EDITHVALE VIC 3196	1040000	02-Apr-22
1/29 VINCENT STREET EDITHVALE VIC 3196	967000	30-Jul-22
2/36 CLYDEBANK ROAD EDITHVALE VIC 3196	950000	05-Mar-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 August 2022

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1/32 FRENCH AVENUE EDITHVALE VIC 3196

3 2 2

Sold Price **1040000** Sold Date **02-Apr-22**

Distance **0.92km**



1/29 VINCENT STREET EDITHVALE VIC 3196

3 2 2

Sold Price RS **967000** Sold Date **30-Jul-22**

Distance **0.91km**



2/36 CLYDEBANK ROAD EDITHVALE VIC 3196

3 2 2

Sold Price **950000** Sold Date **05-Mar-22**

Distance **0.39km**

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

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