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	3/1 FAMECHON 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	$1,225,000	&	$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$797,500	Property type	Unit	Suburb	Edithvale
Period-from	01 Jun 2022	to	31 May 2023	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
19A IVAN AVENUE EDITHVALE VIC 3196	$1,350,000	07-Jan-23
1/26 TARELLA ROAD CHELSEA VIC 3196	$1,225,000	17-Dec-22
1A BLACK STREET CHELSEA VIC 3196	$1,234,600	12-Dec-22

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: 09 June 2023

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19A IVAN AVENUE EDITHVALE VIC 3196
3 2 2
Sold Price **$1,350,000** Sold Date **07-Jan-23**
Distance **0.51km**



1/26 TARELLA ROAD CHELSEA VIC 3196
3 2 4
Sold Price **$1,225,000** Sold Date **17-Dec-22**
Distance **0.89km**



1A BLACK STREET CHELSEA VIC 3196
3 2 2
Sold Price **$1,234,600** Sold Date **12-Dec-22**
Distance **1.08km**

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

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