

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

21/95-99 Edithvale Road, Edithvale Vic 3196

Indicative selling price

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

Range between \$470,000 & \$510,000

Median sale price

Median price \$878,865 Property Type Unit Suburb Edithvale

Period - From 01/10/2020 to 31/12/2020 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	7/95-99 Edithvale Rd EDITHVALE 3196	\$500,000	01/12/2020
2	210/195 Station St EDITHVALE 3196	\$500,000	05/01/2021
3	36/95-99 Edithvale Rd EDITHVALE 3196	\$487,000	09/11/2020

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:

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Property Type: Apartment
Land Size: 4755 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median Unit Price
December quarter 2020: \$878,865

Comparable Properties

7/95-99 Edithvale Rd EDITHVALE 3196 (VG)

Agent Comments

2 - -

Price: \$500,000
Method: Sale
Date: 01/12/2020
Property Type: Flat/Unit/Apartment (Res)



210/195 Station St EDITHVALE 3196 (REI)

Agent Comments

2 1 1

Price: \$500,000
Method: Private Sale
Date: 05/01/2021
Property Type: Apartment



36/95-99 Edithvale Rd EDITHVALE 3196 (VG)

Agent Comments

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Price: \$487,000
Method: Sale
Date: 09/11/2020
Property Type: Flat/Unit/Apartment (Res)