

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

221c Station Street, Edithvale Vic 3196

Indicative selling price

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

Range between \$570,000 & \$625,000

Median sale price

Median price \$797,500 Property Type Unit Suburb Edithvale

Period - From 01/04/2019 to 30/06/2019 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	1/2 Bridges Av EDITHVALE 3196	\$605,000	02/05/2019
2	2/13 Swan Wlk CHELSEA 3196	\$585,000	08/07/2019
3	2/189 Nepean Hwy ASPENDALE 3195	\$575,000	21/03/2019

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: 16/09/2019



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$570,000 - \$625,000
Median Unit Price
June quarter 2019: \$797,500

Comparable Properties



1/2 Bridges Av EDITHVALE 3196 (VG)

Agent Comments



Price: \$605,000
Method: Sale
Date: 02/05/2019
Property Type: Strata Unit/Flat



2/13 Swan Wik CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 08/07/2019
Rooms: 3
Property Type: Unit



2/189 Nepean Hwy ASPENDALE 3195 (VG)

Agent Comments



Price: \$575,000
Method: Sale
Date: 21/03/2019
Property Type: Flat/Unit/Apartment (Res)