

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

104/8 CLYDEBANK 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,260,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Aug 2023

to

31 Mar 2024

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

1/216 STATION STREET EDITHVALE VIC 3196	\$636,000	30-Oct-23
5/14 BROADWAY BONBEACH VIC 3196	\$637,500	18-Mar-24
7/2A NEWBERRY AVENUE BONBEACH VIC 3196	\$625,000	24-Jan-24

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: 12 April 2024



1/216 STATION STREET EDITHVALE VIC 3196 Sold Price **\$636,000** Sold Date **30-Oct-23**

 2  2  1

Distance **0.33km**



5/14 BROADWAY BONBEACH VIC 3196 Sold Price ^{RS} **\$637,500** Sold Date **18-Mar-24**

 2  2  1

Distance **3.06km**



7/2A NEWBERRY AVENUE BONBEACH VIC 3196 Sold Price **\$625,000** Sold Date **24-Jan-24**

 2  2  1

Distance **3.12km**

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

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