# 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
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,260,000	Prop	erty type	Unit		Suburb	Edithvale
Period-from	01 Aug 2023	to	31 Mar 2	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.

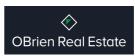
Address of comparable property	Price	Date of sale
1/216 STATION STREET EDITHVALE VIC 3196	\$636,000	30-Oct-23
5/14 BROADWAY BONBEACH VIC 3196	\$637,500	18-Mar-24
7/2A NEWBERRY AVENUE BONBEACH VIC 3196	\$625,000	24-Jan-24

#### 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





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1/216 STATION STREET EDITHVALE Sold Price VIC 3196

**\$636,000** Sold Date **30-Oct-23** 

Distance 0.33km



5/14 BROADWAY BONBEACH VIC Sold Price 3196

RS \$637,500 Sold Date 18-Mar-24

**=** 2 ₽ 2

Distance



Sold Price

\$625,000 Sold Date 24-Jan-24

Distance

3.12km

3.06km

7/2A NEWBERRY AVENUE **BONBEACH VIC 3196** 

□ 1

**RS** = Recent sale

UN = Undisclosed Sale

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