

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

2/20 Clydebank Road, Edithvale Vic 3196

Indicative selling price

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

Range between \$695,000 & \$760,000

Median sale price

Median price \$855,000 Property Type Unit Suburb Edithvale

Period - From 01/10/2023 to 31/12/2023 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	1/30 Hughes Av EDITHVALE 3196	\$780,000	09/10/2023
2	6/9 Blantyre Av CHELSEA 3196	\$735,888	02/09/2023
3	G01/8 Clydebank Rd EDITHVALE 3196	\$730,000	28/09/2023

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: 19/02/2024 13:40

2/20 Clydebank Road, Edithvale Vic 3196

Kimberley Ferguson
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Property Type:
Agent Comments

Indicative Selling Price
\$695,000 - \$760,000
Median Unit Price
December quarter 2023: \$855,000

Comparable Properties



1/30 Hughes Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 09/10/2023
Property Type: Unit



6/9 Blantyre Av CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$735,888
Method: Private Sale
Date: 02/09/2023
Property Type: Townhouse (Single)



G01/8 Clydebank Rd EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 28/09/2023
Property Type: Apartment

Account - Jellis Craig



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