

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

3/252 STATION STREET 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

\$580,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Feb 2023

to

31 Jan 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

1/59 BLANTYRE AVENUE CHELSEA VIC 3196	\$622,000	03-Feb-24
2/37 SWAN WALK CHELSEA VIC 3196	\$570,000	24-Aug-23
8/15-17 WOODBINE GROVE CHELSEA VIC 3196	\$625,000	04-Dec-23

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: 18 February 2024



1/59 BLANTYRE AVENUE CHELSEA VIC 3196 Sold Price

^{RS} **\$622,000** Sold Date **03-Feb-24**

 2  1  1

Distance **1.28km**



2/37 SWAN WALK CHELSEA VIC 3196 Sold Price

\$570,000 Sold Date **24-Aug-23**

 2  1  1

Distance **1.01km**



8/15-17 WOODBINE GROVE CHELSEA VIC 3196

Sold Price

\$625,000 Sold Date **04-Dec-23**

 2  1  1

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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