

# 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

3/325 Nepean Highway, Edithvale Vic 3196
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$675,000
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 & 

\$730,000
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### Median sale price

Median price 

\$962,000
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 Property Type 

Unit
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 Suburb 

Edithvale
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Period - From 

01/07/2023
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 to 

30/09/2023
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 Source 

REIV
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### 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	6/9 Blantyre Av CHELSEA 3196	\$735,888	02/09/2023
2	G01/8 Clydebank Rd EDITHVALE 3196	\$730,000	28/09/2023
3	4/24 Bath St CHELSEA 3196	\$717,500	27/08/2023

**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: 

01/11/2023 11:37
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3/325 Nepean Highway, Edithvale Vic 3196



 2  2  1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$675,000 - \$730,000

**Median Unit Price**

September quarter 2023: \$962,000

## Comparable Properties



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

Agent Comments

 3  2  2

**Price:** \$735,888

**Method:** Private Sale

**Date:** 02/09/2023

**Property Type:** Townhouse (Single)



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

Agent Comments

 2  2  2

**Price:** \$730,000

**Method:** Private Sale

**Date:** 28/09/2023

**Property Type:** Apartment



**4/24 Bath St CHELSEA 3196 (REI)**

Agent Comments

 2  1  1

**Price:** \$717,500

**Method:** Auction Sale

**Date:** 27/08/2023

**Property Type:** Unit

Account - Jellis Craig



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