

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

7/237 Station Street, Edithvale Vic 3196

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Edithvale

Period - From 01/07/2020 to 30/09/2020 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	1/59 Thames Prm CHELSEA 3196	\$558,000	21/05/2020
2	1/45 Chelsea Rd CHELSEA 3196	\$555,000	14/10/2020
3	1/13 Swanpool Av CHELSEA 3196	\$515,000	14/08/2020

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:

11/11/2020 21:23



Property Type: Unit
Land Size: 146 sqm approx
Agent Comments

Comparable Properties



1/59 Thames Prm CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$558,000
Method: Private Sale
Date: 21/05/2020
Rooms: 3
Property Type: Unit



1/45 Chelsea Rd CHELSEA 3196 (REI)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 14/10/2020
Property Type: Unit



1/13 Swanpool Av CHELSEA 3196 (REI/VG)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 14/08/2020
Property Type: Unit