

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

15/95-99 Edithvale 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Jun 2020

to

31 May 2021

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

21/95-99 Edithvale Road Edithvale VIC 3196	\$505,000	13-Mar-21
41/95-99 Edithvale Road Edithvale VIC 3196	\$460,000	10-Feb-21

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: 17 June 2021



21/95-99 Edithvale Road Edithvale VIC 3196

 2  1  1

Sold Price

\$505,000

Sold Date

13-Mar-21

Distance

-



41/95-99 Edithvale Road Edithvale VIC 3196

 2  1  1

Sold Price

\$460,000

Sold Date

10-Feb-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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