

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 MARGARET STREET EDENHOPE VIC 3318

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$259,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$232,500

Property type

House

Suburb

Edenhope

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

18 EDINBURGH ROAD EDENHOPE VIC 3318	\$260,000	04-Nov-22
38 WANNON AVENUE EDENHOPE VIC 3318	\$260,000	18-May-22
9 EDINBURGH ROAD EDENHOPE VIC 3318	\$265,000	04-Sep-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 10 January 2023


**18 EDINBURGH ROAD EDENHOPE
VIC 3318**

Sold Price

\$260,000

 Sold Date **04-Nov-22**

3 1 2

 Distance **0.18km**

**38 WANNON AVENUE EDENHOPE
VIC 3318**

Sold Price

 Sold Date **18-May-22**

3 1 4

 Distance **1.55km**

**9 EDINBURGH ROAD EDENHOPE
VIC 3318**

Sold Price

\$265,000

 Sold Date **04-Sep-22**

3 1 3

 Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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