

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

7/252 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,500

Property type

Unit

Suburb

Edithvale

Period-from

01 Apr 2022

to

31 Mar 2023

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

1/9 STAYNER STREET CHELSEA VIC 3196	\$605,000	22-Mar-23
3/25 EMBANKMENT GROVE CHELSEA VIC 3196	\$636,500	08-Dec-22
2/1B ELSIE GROVE EDITHVALE VIC 3196	\$680,000	13-Oct-22

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: 23 May 2023



**1/9 STAYNER STREET CHELSEA
VIC 3196**

 2  1  2

Sold Price

^{RS} **\$605,000**

Sold Date **22-Mar-23**

Distance **0.77km**



**3/25 EMBANKMENT GROVE
CHELSEA VIC 3196**

 2  1  2

Sold Price

\$636,500

Sold Date **08-Dec-22**

Distance **0.84km**



**2/1B ELSIE GROVE EDITHVALE VIC
3196**

 2  1  1

Sold Price

\$680,000

Sold Date **13-Oct-22**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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