## 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 56 BAYSIDE AVENUE 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 \$840,000 & \$900
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,205,000	Prope	erty type		House	Suburb	Edithvale
Period-from	01 Mar 2021	to	28 Feb 2	2022	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.

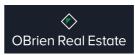
Address of comparable property	Price	Date of sale
3/28 EMBANKMENT GROVE CHELSEA VIC 3196	\$870,000	09-Oct-21
3/1 CROSS ROAD CHELSEA VIC 3196	\$857,000	18-Sep-21

#### 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 March 2022





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3/28 EMBANKMENT GROVE **CHELSEA VIC 3196** 

⇔ 2

₾ 1

Sold Price

\$870,000 Sold Date 09-Oct-21

Distance 0.71km



3/1 CROSS ROAD CHELSEA VIC 3196

**=** 2 ₽ 1 Sold Price

RS \$857,000 Sold Date 18-Sep-21

Distance

0.24km

**RS** = Recent sale

UN = Undisclosed Sale

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