

## 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

G05/8 CLYDEBANK ROAD EDITHVALE VIC 3196

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$803,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Apr 2021

to

31 Mar 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

6/26 YORK STREET BONBEACH VIC 3196	\$640,000	29-Mar-22
6/1-3 JAMES STREET MORDIALLOC VIC 3195	\$657,000	19-Mar-22
5/8 EDITH STREET MORDIALLOC VIC 3195	\$661,000	07-Apr-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: 22 April 2022



**6/26 YORK STREET BONBEACH  
VIC 3196**

 2  1  2

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date **29-Mar-22**

Distance **3.26km**



**6/1-3 JAMES STREET MORDIALLOC  
VIC 3195**

 2  1  1

Sold Price

<sup>RS</sup> **\$657,000**

Sold Date **19-Mar-22**

Distance **4.12km**



**5/8 EDITH STREET MORDIALLOC  
VIC 3195**

 2  1  1

Sold Price

<sup>RS</sup> **\$661,000**

Sold Date **07-Apr-22**

Distance **4.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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