

## 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

65B ELSIE GROVE 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

\$750,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Edithvale

Period-from

01 Aug 2022

to

31 Jul 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

3/89 EDITHVALE ROAD EDITHVALE VIC 3196	\$785,000	31-May-23
2/20 ARGYLE AVENUE CHELSEA VIC 3196	\$765,500	12-Aug-23
2/52 GLENOLA ROAD CHELSEA VIC 3196	\$750,000	06-Apr-23

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: 28 August 2023



**3/89 EDITHVALE ROAD  
EDITHVALE VIC 3196**

 2  2  1

Sold Price

**\$785,000**

Sold Date

**31-May-23**

Distance

**0.79km**



**2/20 ARGYLE AVENUE CHELSEA  
VIC 3196**

 3  1  1

Sold Price

<sup>RS</sup> **\$765,500**

Sold Date

**12-Aug-23**

Distance

**1.51km**



**2/52 GLENOLA ROAD CHELSEA  
VIC 3196**

 2  1  1

Sold Price

**\$750,000**

Sold Date

**06-Apr-23**

Distance

**1.52km**

RS = Recent sale

UN = Undisclosed Sale

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