

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

3/325 Nepean Highway, Edithvale Vic 3196

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$625,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Edithvale

Period - From 27/11/2022 to 26/11/2023 Source REIV

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 six 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	1/216 Station St EDITHVALE 3196	\$636,000	30/10/2023
2	5/11 Bath St CHELSEA 3196	\$620,000	09/08/2023
3	7/252 Station St EDITHVALE 3196	\$615,000	10/06/2023

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 six months.~~

This Statement of Information was prepared on:

27/11/2023 17:03

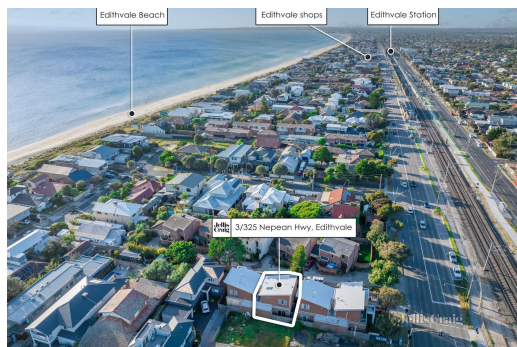
3/325 Nepean Highway, Edithvale Vic 3196

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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$570,000 - \$625,000

Median Unit Price

27/11/2022 - 26/11/2023: \$820,000

Comparable Properties



1/216 Station St EDITHVALE 3196 (REI)

Agent Comments

2 2 1

Price: \$636,000

Method: Private Sale

Date: 30/10/2023

Property Type: Apartment



5/11 Bath St CHELSEA 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 09/08/2023

Property Type: Apartment



7/252 Station St EDITHVALE 3196 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 10/06/2023

Property Type: Unit

Account - Jellis Craig



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