

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 GLOUCESTER STREET EDENHOPE VIC 3318

Indicative selling price

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

Single Price

\$260,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$290,000

Property type

House

Suburb

Edenhope

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

7 GEORGE STREET EDENHOPE VIC 3318	\$240,000	25-Nov-24
13 ORME STREET EDENHOPE VIC 3318	\$260,000	18-Jan-24
54 ORME STREET EDENHOPE VIC 3318	\$240,000	06-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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7 GEORGE STREET EDENHOPE VIC 3318 Sold Price **\$240,000** Sold Date **25-Nov-24**

3 1 1

Distance **0.34km**



13 ORME STREET EDENHOPE VIC 3318 Sold Price **\$260,000** Sold Date **18-Jan-24**

4 1 4

Distance **1.09km**



54 ORME STREET EDENHOPE VIC 3318 Sold Price **\$240,000** Sold Date **06-Oct-24**

3 1 1

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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