

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
7 EDINBURGH ROAD 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 \$230,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$245,000 Property type House Suburb Edenhope
Period-from 01 Apr 2024 to 31 Mar 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
19 ORME STREET EDENHOPE VIC 3318	\$199,000	25-Jul-24
117 ELIZABETH STREET EDENHOPE VIC 3318	\$230,000	11-Jul-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.

This Statement of Information was prepared on: 08 April 2025



19 ORME STREET EDENHOPE VIC 3318 Sold Price **\$199,000** Sold Date **25-Jul-24**

3 1 1

Distance **0.05km**



117 ELIZABETH STREET EDENHOPE VIC 3318 Sold Price **\$230,000** Sold Date **11-Jul-24**

3 1 -

Distance **0.23km**



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

3 1 1

Distance **0.33km**



1 DUNDAS STREET EDENHOPE VIC 3318 Sold Price **\$210,000** Sold Date **23-Jul-24**

3 1 -

Distance **0.91km**



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

3 1 1

Distance **1.18km**

RS = Recent sale **UN** = Undisclosed Sale

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