

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

16 Longbeach Close, Aspendale Vic 3195

Indicative selling price

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

Range between

\$640,000

&

\$690,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Aspendale

Period - From

28/01/2019

to

27/01/2020

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		
2		
3		

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:

28/01/2020 10:38

16 Longbeach Close, Aspendale Vic 3195

**Jellis
Craig**

Kon Galitos

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Indicative Selling Price

\$640,000 - \$690,000

Median Unit Price

28/01/2019 - 27/01/2020: \$800,000



 2  1  2

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Absolutely divine 2 bedroom villa in its own tropical sanctuary. Enjoying an enormous covered deck in a lush blissful landscape, this warm & inviting abode features a stylish living area, granite kitchen/meals (new F+P appliances), a sparkling semi ensuite, timber floors, security doors, R/C air cond, a shed & an auto garage (private drive). Walk to the beach, bike paths to Mordialloc Village, schools, shops & train.

Comparable Properties

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.