

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

24 GLEN STREET ASPENDALE VIC 3195

Indicative selling price

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

Single Price

or range
between

\$1,495,000

&

\$1,585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,338,250

Property type

House

Suburb

Aspendale

Period-from

01 Nov 2023

to

31 Oct 2024

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

38 ALBANY CRESCENT ASPENDALE VIC 3195	\$1,655,000	26-Oct-24
25 HELM STREET ASPENDALE VIC 3195	\$1,700,000	25-May-24
24 CARINYA AVENUE ASPENDALE VIC 3195	\$1,400,000	01-Jun-24

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.~~

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**38 ALBANY CRESCENT
ASPENDALE VIC 3195**

4 2 2

Sold Price ^{RS} **\$1,655,000** Sold Date **26-Oct-24**

Distance **0.15km**



**25 HELM STREET ASPENDALE VIC
3195**

4 2 1

Sold Price **\$1,700,000** Sold Date **25-May-24**

Distance **0.63km**



**24 CARINYA AVENUE ASPENDALE
VIC 3195**

4 2 2

Sold Price **\$1,400,000** Sold Date **01-Jun-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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