

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

40 Albany Crescent 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

\$849,950

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$967,500

\*House

X

\*Unit

Suburb

Aspendale

Period-from

01 May 2018

to

30 Apr 2019

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 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

44 Albany Crescent Aspendale VIC 3195	\$836,500	16-Jan-19
17 Tarongo Drive Aspendale VIC 3195	\$815,000	12-Nov-18
8 Connewarra Avenue Aspendale VIC 3195	\$860,000	12-Dec-18

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.~~

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**44 Albany Crescent Aspendale VIC 3195** Sold Price **\$836,500** Sold Date **16-Jan-19**  
 Distance **0.05km**  
 3 1 1



**17 Tarongo Drive Aspendale VIC 3195** Sold Price **\$815,000** Sold Date **12-Nov-18**  
 Distance **0.34km**  
 3 2 2



**8 Connewarra Avenue Aspendale VIC 3195** Sold Price **\$860,000** Sold Date **12-Dec-18**  
 Distance **0.37km**  
 4 2 3

RS = Recent sale UN = Undisclosed Sale

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