

Claude Makdesi

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## Statement of Information

Address

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

Property	y offered	for sal	le
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Including suburb and postcode	3/148 Nepean Highway Aspendale VIC	3195	
Indicative selling price For the meaning of this price	e see consumer.vic.gov.au/underquoting (*Del	ete single price or ra	nge as applicable)
Single Price	or range between	\$850,000	& \$900,000
Median sale price	aliankla)		

## M

(\*Delete house or unit as applicable)

Median Price	\$713,000	*Ho	use	*Unit	X	Suburb	Aspendale
Period-from	01 Oct 2017	to	30 Sep 20	018	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.

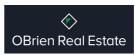
Address of comparable property	Price	Date of sale
4B Retreat Avenue Aspendale VIC 3195	\$885,000	16-Jun-18
1/44 Laura Street Aspendale VIC 3195	\$900,000	22-Jul-17
93A Station Street Aspendale VIC 3195	\$950,000	15-May-17

#### **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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4B Retreat Avenue Aspendale VIC Sold Price 3195

\$885,000 Sold Date 16-Jun-18

**■** 3

□ 1

₾ 2

₽ 2

Distance

0.88km



1/44 Laura Street Aspendale VIC

Sold Price

\$900,000

Sold Date

22-Jul-17

3195

\$ 2

Distance

0.63km



**93A Station Street Aspendale VIC** Sold Price 3195

\$950,000

Sold Date 15-May-17

■ 3

□ -

Distance

0.58km

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