

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

5/7 Parkview Drive 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

\$710,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,250

Property type

Unit

Suburb

Aspendale

Period-from

01 Nov 2018

to

31 Oct 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 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

5/18-24 Chute Street Mordialloc VIC 3195	\$651,000	21-Jul-18
1/8 Haig Avenue Edithvale VIC 3196	\$730,000	24-Aug-19
9/94-96 Chute Street Mordialloc VIC 3195	\$750,000	24-Apr-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 6 months.~~

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**5/18-24 Chute Street Mordialloc
VIC 3195**

3 1 1

Sold Price

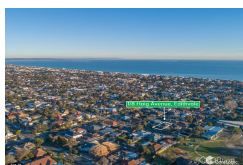
\$651,000

Sold Date

21-Jul-18

Distance

1.64km



1/8 Haig Avenue Edithvale VIC 3196

3 1 1

Sold Price

\$730,000

Sold Date

24-Aug-19

Distance

2.22km



**9/94-96 Chute Street Mordialloc
VIC 3195**

3 1 1

Sold Price

\$750,000

Sold Date

24-Apr-18

Distance

2.36km

RS = Recent sale

UN = Undisclosed Sale

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