

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 2/3 Afton Way, Aspendale

Indicative selling price

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

Single price \$ or range between \$685,000 & \$735,000

Median sale price

Median price \$805,000 *House *Unit X Suburb Aspendale

Period - From June 2017 to May 2018 Source Core Logic

Comparable property sales

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. 1/11 Lincoln Pde, Aspendale	\$843,500	17 Jan 2018
2. 19/7 Parkview Dve, Aspendale	\$672,000	17 Feb 2018
3. 2/2 Bridges Ave, Edithvale	\$705,000	17 Mar 2018



OBrien Real Estate