

# 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

9 Kubis Avenue, Ascendale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,150,000

Property Type House

Suburb Ascendale

Period - From 30/06/2020

to

29/06/2021

Source REIV

### 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 |
|---|--------------------------------|-------------|--------------|
| 1 | 23 Albany Cr ASPENDALE 3195    | \$1,050,000 | 19/04/2021   |
| 2 | 81 Albany Cr ASPENDALE 3195    | \$1,054,000 | 01/04/2021   |
| 3 |                                |             |              |

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.~~

This Statement of Information was prepared on:

30/06/2021 13:36



 3  1.5  2

**Property Type:** House  
**Land Size:** 537 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
30/06/2020 - 29/06/2021: \$1,150,000

## Comparable Properties

**23 Albany Cr ASPENDALE 3195 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 19/04/2021  
**Property Type:** House (Res)

**81 Albany Cr ASPENDALE 3195 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$1,054,000  
**Method:** Sale  
**Date:** 01/04/2021  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx

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.