

## 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

8 SECOND AVENUE ASPENDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,530,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,415,000

Property type

House

Suburb

Aspendale

Period-from

01 Apr 2022

to

31 Mar 2023

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

4 INLET STREET ASPENDALE VIC 3195	\$1,510,000	21-Jan-23
62 EBB STREET ASPENDALE VIC 3195	\$1,615,000	03-Dec-22

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.

This Statement of Information was prepared on: 28 April 2023



**4 INLET STREET ASPENDALE VIC  
3195**

 5  3  2

Sold Price

**\$1,510,000**

Sold Date

**21-Jan-23**

Distance

**1.37km**



**62 EBB STREET ASPENDALE VIC  
3195**

 4  3  2

Sold Price

**\$1,615,000**

Sold Date

**03-Dec-22**

Distance

**1.63km**

RS = Recent sale

UN = Undisclosed Sale

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