

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

2/100 Station Street 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

or range
between

\$690,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/106 Station Street Aspendale VIC 3195	\$715,000	02-Mar-20
1/5 Sophia Avenue Aspendale VIC 3195	\$880,000	26-May-20

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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2/106 Station Street Aspendale VIC 3195 Sold Price **\$715,000** Sold Date **02-Mar-20**

3 2 1

Distance **0.11km**



1/5 Sophia Avenue Aspendale VIC 3195 Sold Price **\$880,000** Sold Date **26-May-20**

2 1 2

Distance **0.16km**

Notes from your agent

Superior

RS = Recent sale

UN = Undisclosed Sale

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