



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**58 Station Street,  
ASPENDALE 3195**

House

 **3 beds**

 **1 baths**

 **0 parking**

### Indicative selling price

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

**Range from \$750,000 -  
\$815,000**

### Median sale price

Median **House** for **ASPENDALE** for period **Apr 2017 - Jun 2017**  
Sourced from **Pricefinder**.

**\$1,242,500**

### Comparable property sales

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 the most comparable to the property for sale.

**1/46 Field Avenue,** Price **\$840,000** Sold 17 May 2017  
Edithvale 3196

**2 Iluka Avenue,** Price **\$810,000** Sold 25 February 2017  
Aspendale 3195

**22 Field Avenue ,** Price **\$768,000** Sold 11 July 2017  
Edithvale 3196

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 **Janine Foy**  
Ray White

(03) 9 772 5333  
0417 322 816  
[janine.foy@raywhite.com](mailto:janine.foy@raywhite.com)



**Ray White Chelsea**

394 - 395 Nepean Highway,  
Chelsea VIC 3196