

## 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

32 NIRRINGA 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

\$1,225,000

&

\$1,325,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,445,000

Property type

House

Suburb

Aspendale

Period-from

01 Jul 2021

to

30 Jun 2022

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

1 YACKATOON AVENUE ASPENDALE VIC 3195	\$1,430,000	18-Jun-22
4 KARINGAL CRESCENT ASPENDALE VIC 3195	\$1,180,000	24-Jun-22
69 TARONGO DRIVE ASPENDALE VIC 3195	\$1,295,000	22-Mar-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.

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Robert Pullia  
P 0395833246  
M 0407323423  
E robert.pullia@belleproperty.com



### 1 YACKATOON AVENUE ASPENDALE VIC 3195

3 1 5

Sold Price <sup>RS</sup> **\$1,430,000** Sold Date **18-Jun-22**

Distance **0.35km**



### 4 KARINGAL CRESCENT ASPENDALE VIC 3195

3 1 2

Sold Price <sup>RS</sup> **\$1,180,000** Sold Date **24-Jun-22**

Distance **0.2km**



### 69 TARONGO DRIVE ASPENDALE VIC 3195

3 2 3

Sold Price **\$1,295,000** Sold Date **22-Mar-22**

Distance **0.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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