

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

6 Second Avenue 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

\$1,450,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Aspendale

Period-from

01 Sep 2020

to

31 Aug 2021

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

7 Birdwood Street Aspendale VIC 3195	\$1,636,000	19-May-21
20 Gothic Road Aspendale VIC 3195	\$1,650,000	24-Jul-21
41 Lincoln Parade Aspendale VIC 3195	\$1,560,000	14-Aug-21

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: 07 September 2021

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7 Birdwood Street Aspendale VIC 3195

Sold Price

^{RS}

\$1,636,000

Sold Date

19-May-21

3

2

2

Distance

0.25km



20 Gothic Road Aspendale VIC 3195

Sold Price

^{RS}

\$1,650,000

Sold Date

24-Jul-21

5

2

2

Distance

0.5km



41 Lincoln Parade Aspendale VIC 3195

Sold Price

^{RS}

\$1,560,000

Sold Date

14-Aug-21

4

2

4

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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