

## 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

3 Alison Place Aspendale Gardens 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

\$950,000

&

\$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Aspendale Gardens

Period-from

01 Jun 2020

to

31 May 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 Helmich Court Aspendale Gardens VIC 3195	\$1,070,000	20-Feb-21
6 Keaton Way Aspendale Gardens VIC 3195	\$980,000	08-May-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: 30 June 2021


**7 Helmich Court Aspendale Gardens VIC 3195**
 4  2  2

Sold Price **\$1,070,000** Sold Date **20-Feb-21**

Distance **0.99km**

**6 Keaton Way Aspendale Gardens VIC 3195**
 3  2  2

Sold Price **\$980,000** Sold Date **08-May-21**

Distance **1.56km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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