

# 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

28 Nurten Parade, Aspendale Vic 3195

### Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,250,000

Property Type House

Suburb Aspendale

Period - From 01/01/2022

to

31/03/2022

Source REIV

### 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 six 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	20 Armistan Cr CHELSEA HEIGHTS 3196	\$1,200,000	04/06/2022
2	2 June Pl ASPENDALE GARDENS 3195	\$1,190,000	14/05/2022
3	59 Kearney Dr ASPENDALE GARDENS 3195	\$1,185,000	14/05/2022

**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 six months.~~

This Statement of Information was prepared on:

22/06/2022 16:55



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
March quarter 2022: \$1,250,000

## Comparable Properties



**20 Armistan Cr CHELSEA HEIGHTS 3196 (REI)** Agent Comments



**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 04/06/2022  
**Property Type:** House (Res)



**2 June PI ASPENDALE GARDENS 3195 (REI)** Agent Comments



**Price:** \$1,190,000  
**Method:** Auction Sale  
**Date:** 14/05/2022  
**Property Type:** House (Res)



**59 Kearney Dr ASPENDALE GARDENS 3195 (REI)** Agent Comments



**Price:** \$1,185,000  
**Method:** Auction Sale  
**Date:** 14/05/2022  
**Property Type:** House (Res)  
**Land Size:** 579 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216