

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

59 Niringa 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

\$1,210,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,015,000

Property type

House

Suburb

Aspendale

Period-from

01 Jul 2019

to

30 Jun 2020

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

26 Tarongo Drive Aspendale VIC 3195	\$1,220,000	22-Feb-20
5 Second Avenue Aspendale VIC 3195	\$1,200,000	21-May-20
8 Fifth Avenue Aspendale VIC 3195	\$1,350,000	23-Sep-19

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: 17 July 2020



26 Tarongo Drive Aspendale VIC 3195

 4  2  2

Sold Price **\$1,220,000** Sold Date **22-Feb-20**

Distance **0.34km**



5 Second Avenue Aspendale VIC 3195

 4  2  4

Sold Price **\$1,200,000^{UN}** Sold Date **21-May-20**

Distance **0.72km**



8 Fifth Avenue Aspendale VIC 3195

 4  2  2

Sold Price **\$1,350,000** Sold Date **23-Sep-19**

Distance **0.94km**

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

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