

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 Wanda Court, Aspendale Vic 3195

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000

&

\$950,000

Median sale price

Median price \$1,155,000

House

X

Unit

Suburb Aspendale

Period - From 01/01/2017

to

31/12/2017

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		
2		
3		

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.

3 Wanda Court, Aspendale Vic 3195

hockingstuart

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Indicative Selling Price

\$870,000 - \$950,000

Median House Price

Year ending December 2017: \$1,155,000



 4  2  2

Rooms:

Property Type: House

Agent Comments

Comparable Properties

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.