

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

1/79 Station Street, Aspendale Vic 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$759,000

Median sale price

Median price \$780,500

Property Type Unit

Suburb Aspendale

Period - From 30/06/2021

to

29/06/2022

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	3/67 Rae Av EDITHVALE 3196	\$750,000	14/02/2022
2	1/14 Clydebank Rd EDITHVALE 3196	\$740,000	28/05/2022
3	16/50 Nepean Hwy ASPENDALE 3195	\$707,000	12/02/2022

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:

30/06/2022 09:36



Rooms: 2
Property Type: Flat
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median Unit Price
30/06/2021 - 29/06/2022: \$780,500

Comparable Properties



3/67 Rae Av EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 14/02/2022
Property Type: Townhouse (Res)



1/14 Clydebank Rd EDITHVALE 3196 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 28/05/2022
Property Type: Townhouse (Single)



16/50 Nepean Hwy ASPENDALE 3195 (REI/VG) **Agent Comments**



Price: \$707,000
Method: Auction Sale
Date: 12/02/2022
Property Type: Apartment