

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

17 Foam Street, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,351,500

Property Type House

Suburb Aspendale

Period - From 01/04/2021

to

30/06/2021

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	1 First Av ASPENDALE 3195	\$1,250,000	11/05/2021
2	32 Iluka Av ASPENDALE 3195	\$1,197,000	15/05/2021
3	71 Niringa Av ASPENDALE 3195	\$1,175,000	06/07/2021

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:

05/10/2021 11:47



 4
  2
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2021: \$1,351,500

Comparable Properties

1 First Av ASPENDALE 3195 (VG)

Agent Comments

 4
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  -

Price: \$1,250,000

Method: Sale

Date: 11/05/2021

Property Type: House (Res)

Land Size: 582 sqm approx

32 Iluka Av ASPENDALE 3195 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,197,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 534 sqm approx



71 Nirringa Av ASPENDALE 3195 (VG)

Agent Comments

 3
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Price: \$1,175,000

Method: Sale

Date: 06/07/2021

Property Type: House (Res)

Land Size: 534 sqm approx

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