

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

8 Nirringa 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

or range
between

\$1,020,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Aspendale

Period-from

01 Nov 2019

to

31 Oct 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

| | | |
|---------------------------------------|-------------|-----------|
| 19 Nirringa Avenue Aspendale VIC 3195 | \$1,060,000 | 12-Oct-20 |
| 24 Nirringa Avenue Aspendale VIC 3195 | \$1,070,000 | 23-Jun-20 |
| 14 Yalambee Avenue Aspendale VIC 3195 | \$1,130,000 | 21-Mar-20 |

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: 05 November 2020



19 Nirringa Avenue Aspendale VIC 3195

Sold Price

^{RS}

\$1,060,000

Sold Date

12-Oct-20

 3

 1

 2

Distance

0.12km



24 Nirringa Avenue Aspendale VIC 3195

Sold Price

\$1,070,000

Sold Date

23-Jun-20

 4

 2

 2

Distance

0.14km



14 Yalambee Avenue Aspendale VIC 3195

Sold Price

\$1,130,000

Sold Date

21-Mar-20

 5

 3

 2

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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