

Robert Pullia 03 9583 3246 0407 323 423 rpullia@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

							Sec	tion 47	AF C	of the	e Estate	Age	nts Ac	t 1980
Property offer	ed for s	sale												
Address Including suburb and postcode		40 Tarongo Drive, Aspendale Vic 3195												
Indicative selli	ing pric	e												
For the meaning	of this p	orice see	cons	sume	r.vic.gov	.au/ι	ınder	quoting						
Range betweer	n \$790,000			&			\$850,000							
Median sale pı	rice													
Median price	\$984,00	00	Hou	se	Х	Ur	nit _				Suburb	Aspe	endale	
Period - From	01/04/2	018	to	31/0	3/2019			Source	REI	V				
Comparable n	roperty	, eales	(*Dal	oto	A or B h	مام	N 26	annlics	(ماطو					

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.

Add	dress of comparable property	Price	Date of sale		
1	8 Connewarra Av ASPENDALE 3195	\$860,000	12/12/2018		
2	44 Albany Cr ASPENDALE 3195	\$836,500	16/01/2019		
3	17 Tarongo Dr ASPENDALE 3195	\$815,000	12/11/2018		

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.

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Indicative Selling Price \$790,000 - \$850,000 Median House Price Year ending March 2019: \$984,000



3 1 2 Rooms:

Property Type: House

Property Type: Hous Agent Comments

Comparable Properties

8 Connewarra Av ASPENDALE 3195 (VG)

Price: \$860,000 Method: Sale Date: 12/12/2018 Rooms: -

Property Type: House (Res) **Land Size:** 679 sqm approx

44 Albany Cr ASPENDALE 3195 (VG)

3 🛶 -

Price: \$836,500 Method: Sale Date: 16/01/2019 Rooms: -

Property Type: House (Res) **Land Size:** 583 sqm approx

17 Tarongo Dr ASPENDALE 3195 (VG)

1 3 **1** - **1**

Price: \$815,000 Method: Sale Date: 12/11/2018 Rooms: -

Property Type: House (Res) **Land Size:** 534 sqm approx

Agent Comments

Agent Comments

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