

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

4/6 AFTON WAY 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

\$950,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Dec 2023

to

30 Nov 2024

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

4/3 LINCOLN PARADE ASPENDALE VIC 3195	\$920,000	21-Dec-23
2/37 EDITHVALE ROAD EDITHVALE VIC 3196	\$950,000	21-Dec-23
2/9 ROSS STREET ASPENDALE VIC 3195	\$1,045,000	13-Apr-24

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.~~

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**4/3 LINCOLN PARADE
ASPENDALE VIC 3195**

3 2 2

Sold Price **\$920,000** Sold Date **21-Dec-23**

Distance **0.32km**



**2/37 EDITHVALE ROAD
EDITHVALE VIC 3196**

3 2 2

Sold Price **\$950,000** Sold Date **21-Dec-23**

Distance **1.73km**



**2/9 ROSS STREET ASPENDALE VIC
3195**

3 2 -

Sold Price **\$1,045,000** Sold Date **13-Apr-24**

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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