

Mark Blit 03 9583 3246 0412 512 889 markblit@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

	11 Laura Street, Aspendale Vic 3195
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
Range between	\$1,100,000	&	\$1,200,000

#### Median sale price

Median price	\$985,000	Hou	se X	Unit		Suburb	Aspendale
Period - From	01/01/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	48 Glen St ASPENDALE 3195	\$1,205,000	13/10/2018
2	31 Dolphin St ASPENDALE 3195	\$1,135,000	08/12/2018
3	25 Ebb St ASPENDALE 3195	\$1,115,000	11/11/2018

#### 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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**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** Year ending December 2018: \$985,000



**Agent Comments** 



### Comparable Properties



48 Glen St ASPENDALE 3195 (REI/VG)

**└─** 4

Price: \$1,205,000 Method: Auction Sale Date: 13/10/2018

Rooms: -

Property Type: House (Res) Land Size: 540 sqm approx

**-**5





**6** 

Method: Private Sale Date: 08/12/2018

Property Type: House

31 Dolphin St ASPENDALE 3195 (REI)

Price: \$1,135,000

Rooms: -

25 Ebb St ASPENDALE 3195 (REI/VG)

**---** 3





Price: \$1,115,000

Method: Sold Before Auction

Date: 11/11/2018

Rooms: -

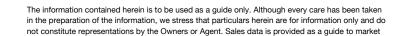
Property Type: House (Res)

**Agent Comments** 

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Agent Comments

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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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