

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

11 Laura Street, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$985,000

House

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.

	Address 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.



4 2 2

Rooms:

Property Type: House

Agent Comments

Comparable Properties



48 Glen St ASPENDALE 3195 (REI/VG)

Agent Comments

4 2 2

Price: \$1,205,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 540 sqm approx



31 Dolphin St ASPENDALE 3195 (REI)

Agent Comments

5 2 2

Price: \$1,135,000

Method: Private Sale

Date: 08/12/2018

Rooms: -

Property Type: House



25 Ebb St ASPENDALE 3195 (REI/VG)

Agent Comments

3 2 1

Price: \$1,115,000

Method: Sold Before Auction

Date: 11/11/2018

Rooms: -

Property Type: House (Res)