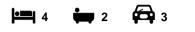
hockingstuart

Steve Gray 0417 380 371 smgray@hockingstuart.com.au

Indicative Selling Price \$1,150,000 - \$1,200,000 **Median House Price** Year ending June 2017: \$970,000





Rooms:

Property Type: House Agent Comments

Comparable Properties



31 Mill St ASPENDALE 3195 (REI)



Price: \$1,230,000 Method: Private Sale Date: 10/06/2017

Rooms: -

Property Type: House (Res) Land Size: 599 sqm approx

Agent Comments



3 Kubis Av ASPENDALE 3195 (REI)





Price: \$1,200,000 Method: Private Sale Date: 26/04/2017

Rooms: 6

Property Type: House (Res) Land Size: 560 sqm approx **Agent Comments**



10 Gale St ASPENDALE 3195 (REI)

— 5



(2)

Price: \$1,113,000 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: House (Res) Land Size: 607 sqm approx

Agent Comments

Account - hockingstuart | P: 03 9583 3246 | F: 03 9584 7214





Generated: 24/07/2017 12:14



0417 380 371 smgray@hockingstuart.com.au

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 | 6 Foam 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 | \$1,150,000 | & | \$1,200,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price

| Median price | \$970,000 | Н | ouse X | Sub | burb | Aspendale |
|---------------|------------|----|------------|--------|------|-----------|
| Period - From | 01/07/2016 | to | 30/06/2017 | Source | REIV | , |

Comparable property sales

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 |
|--------------------------------|-------------|--------------|
| 31 Mill St ASPENDALE 3195 | \$1,230,000 | 10/06/2017 |
| 3 Kubis Av ASPENDALE 3195 | \$1,200,000 | 26/04/2017 |
| 10 Gale St ASPENDALE 3195 | \$1,113,000 | 08/04/2017 |

Account - hockingstuart | P: 03 9583 3246 | F: 03 9584 7214





Generated: 24/07/2017 12:14