



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**11 First Avenue,
ASPENDALE 3195**

Indicative selling price

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

Range \$790,000 - \$869,000

Median sale price

Median **House** for **ASPENDALE** for period **Apr 2019 - Jun 2019**

Sourced from **Pricefinder**.

\$1,015,000

Comparable property sales

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 the most comparable to the property for sale.

**21 FIFTH AVENUE,
ASPENDALE 3195**

Price **\$811,000** Sold 13 July 2019

**13 FIRST AVENUE,
ASPENDALE 3195**

Price **\$1,270,000** Sold 13 July 2019

**158 STATION STREET,
ASPENDALE 3195**

Price **\$840,000** Sold 07 September 2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Ray White Chelsea

394 - 395 Nepean Highway,
Chelsea VIC 3196

Contact agents



Andrew Tomlinson
Ray White

(03) 9772 5333
0422 234 341

andrew.tomlinson@raywhite.com

