

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

7 Royal Palms, Aspendale Gardens, VIC 3195

INDICATIVE SELLING PRICE

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

Range Between \$865,000 & \$905,000

MEDIAN SALE PRICE

Median price \$930,605 | House | Aspendale Gardens (3195)

Period - From 1 January 2018 to 30 June 2018 | Source - RP Data

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 most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
206 WELLS ROAD, ASPENDALE GARDENS VIC 3195	\$800,000	26/06/2018
43 TARONGO DRIVE, ASPENDALE VIC 3195	\$885,000	13/02/2018
7 MONIQUE COURT, ASPENDALE GARDENS VIC 3195	\$901,000	05/05/2018

Please contact us for further information regarding this document or visit consumer.vic.gov.au/underquoting

Area Specialist Pty Ltd - 03 8586 6411
Shop 13, Aspendale Gardens Shopping Centre, Narelle Dr, Aspendale Gardens
3195