

# 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

22 Longbeach Close, Aspendale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$680,000

&

\$720,000

### Median sale price

Median price

\$812,000

Property Type

Unit

Suburb

Aspendale

Period - From

01/02/2020

to

31/01/2021

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		
2		
3		

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.

This Statement of Information was prepared on:

01/02/2021 11:58

22 Longbeach Close, Aspendale Vic 3195

**Jellis  
Craig**

Kon Galitos

9593 4500

0414 902 680

kongalitos@jellisrcraig.com.au

**Indicative Selling Price**

\$680,000 - \$720,000

**Median Unit Price**

01/02/2020 - 31/01/2021: \$812,000



 2  1  1

**Property Type:** Townhouse

**Land Size:** 307 sqm approx

Agent Comments

Superbly renovated 2 bedroom freestanding villa with a fabulous courtyard, enjoying polished concrete floors, spacious living, a well-equipped kitchen/meals (900mm stove), 2 large bedrooms (WIRs/BIRs), striking bathroom & a surprisingly big courtyard garden with deep covered patio. With nothing to do, this easy-care abode has security doors, gas heating, air cond, a shed & auto garage. In a small community, near St Louis de Montforts School, walk to Aspendale PS & bike trails, minutes to train, Mordialloc Village & the beach.

## Comparable Properties

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.