

# 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

14 Albany Crescent, 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 \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,200,000

Property Type House

Suburb Aspendale

Period - From 01/07/2020

to

30/06/2021

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	9 Kubis Av ASPENDALE 3195	\$1,271,000	03/07/2021
2	7 Mill St ASPENDALE 3195	\$1,260,000	21/08/2021
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:

14/09/2021 10:09



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**Property Type:** House  
**Land Size:** 537 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,320,000  
**Median House Price**  
Year ending June 2021: \$1,200,000

## Comparable Properties



**9 Kubis Av ASPENDALE 3195 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,271,000  
**Method:** Auction Sale  
**Date:** 03/07/2021  
**Property Type:** House (Res)  
**Land Size:** 537 sqm approx



**7 Mill St ASPENDALE 3195 (REI)**

**Agent Comments**

3 1 -

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 21/08/2021  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx

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.