

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 40 Yackatoon Avenue, Aspendale Vic 3195

Indicative selling price

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

Range between \$890,000 & \$925,000

Median sale price

Median price \$985,000 House X Unit Suburb Aspendale

Period - From 01/01/2018 to 31/12/2018 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	23 Lincoln Pde ASPENDALE 3195	\$1,132,000	01/12/2018
2	13 Helm St ASPENDALE 3195	\$1,005,000	08/12/2018
3	164 Station St ASPENDALE 3195	\$990,000	10/11/2018

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.



 3  2  1

Rooms:

Property Type: House

Agent Comments

Comparable Properties



23 Lincoln Pde ASPENDALE 3195 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,132,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 535 sqm approx



13 Helm St ASPENDALE 3195 (REI)

Agent Comments

 3  1  1

Price: \$1,005,000

Method: Auction Sale

Date: 08/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 616 sqm approx



164 Station St ASPENDALE 3195 (REI/VG)

Agent Comments

 3  1  2

Price: \$990,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: House (Res)