

Steve Grav 03 9583 3246 0417 380 371 smgray@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

				Section 477	ar or the	Estate	Agents Act 1960		
Property offer	ed for sale								
Including subu		katoon Av	/enue, Asp	endale Vic 3195					
ndicative sell	ing price								
or the meaning	of this price see	e consum	er.vic.gov.a	au/underquoting					
Range between	n \$890,000		&	\$925,000					
Median sale price									
Median price	\$985,000	House	Х	Unit		Suburb	Aspendale		
Period - From	01/01/2018	to 31/	12/2018	Source	REIV				
Comparable n	roperty sales	(*Delete	A or B h	elow as applicat	hle)				

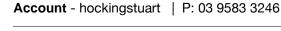
arable property sales ("Delete A or B below as applicable)

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.

Add	dress 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.







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Indicative Selling Price \$890,000 - \$925,000 **Median House Price** Year ending December 2018: \$985,000



Agent Comments



Comparable Properties



23 Lincoln Pde ASPENDALE 3195 (REI/VG)

└─ 4

Price: \$1,132,000 Method: Auction Sale Date: 01/12/2018 Rooms: -

Property Type: House (Res) Land Size: 535 sqm approx

Agent Comments



13 Helm St ASPENDALE 3195 (REI)

-3



6 ₁

Price: \$1.005.000 Method: Auction Sale Date: 08/12/2018

Rooms: -

Property Type: House (Res) Land Size: 616 sqm approx

Agent Comments



164 Station St ASPENDALE 3195 (REI/VG)

= 3



Price: \$990,000 Method: Auction Sale Date: 10/11/2018

Rooms: -

Property Type: House (Res)

Agent Comments

Account - hockingstuart | P: 03 9583 3246





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