

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 55A Eulinga Avenue, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,340,000 Property Type House Suburb Aspendale

Period - From 11/04/2023 to 10/04/2024 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	1 Foam St ASPENDALE 3195	\$1,750,000	27/01/2024
2	2/7 Mill St ASPENDALE 3195	\$1,692,000	07/10/2023
3	18b James Av ASPENDALE 3195	\$1,662,500	12/03/2024

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: 11/04/2024 15:05



Property Type:

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

11/04/2023 - 10/04/2024: \$1,340,000

Comparable Properties

1 Foam St ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,750,000

Method:

Date: 27/01/2024

Property Type: House

2/7 Mill St ASPENDALE 3195 (VG)

Agent Comments



Price: \$1,692,000

Method: Sale

Date: 07/10/2023

Property Type: House - Attached House N.E.C.

Land Size: 335 sqm approx

18b James Av ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,662,500

Method: Private Sale

Date: 12/03/2024

Property Type: Townhouse (Res)

Account - 11 North | P: 1300 353 836