

# 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 4 Palmtree Place, Aspendale Gardens, VIC 3195

### Indicative selling price

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

Price Range \$1,100,000 & \$1,180,000

### Median sale price

Median price \$1,130,200 Property Type House Suburb Aspendale Gardens (3195)

Period - From 01/09/2023 to 31/08/2024 Source Corelogic

### Comparable property sales

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
8 MILTON COURT, ASPENDALE GARDENS VIC 3195	\$1,170,000	31/08/2024
15 BIANCA DRIVE, ASPENDALE GARDENS VIC 3195	\$1,150,000	02/07/2024
11 JONES COURT, ASPENDALE GARDENS VIC 3195	\$1,121,000	07/09/2024

This Statement of Information was prepared on: 11/09/2024