

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

34 Iluka Avenue Aspendale VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$960,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,107,500

Property type

House

Suburb

Aspendale

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

81 Albany Crescent Aspendale VIC 3195	\$1,054,000	01-Apr-21
36 Albany Crescent Aspendale VIC 3195	\$1,015,000	15-Mar-21
9 First Avenue Aspendale VIC 3195	\$1,040,000	09-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 13 July 2021



81 Albany Crescent Aspendale VIC 3195

 3  1  2

Sold Price

\$1,054,000

Sold Date

01-Apr-21

Distance

0.12km



36 Albany Crescent Aspendale VIC 3195

 3  1  2

Sold Price

\$1,015,000

Sold Date

15-Mar-21

Distance

0.37km



9 First Avenue Aspendale VIC 3195

 3  1  2

Sold Price

^{RS} **\$1,040,000**

Sold Date

09-Apr-21

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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