

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

2 Marabou Place, Aspendale Vic 3195

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,340,000

Property Type House

Suburb Aspendale

Period - From 14/02/2023

to

13/02/2024

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 | 65a Edithvale Rd EDITHVALE 3196 | \$1,025,000 | 03/02/2024 |
| 2 | 1/29 Ivan Av EDITHVALE 3196 | \$980,000 | 15/12/2023 |
| 3 | 2/37 Edithvale Rd EDITHVALE 3196 | \$950,000 | 21/12/2023 |

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:

14/02/2024 09:47

2 Marabou Place, Aspendale Vic 3195



Katrina O'Brien

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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

14/02/2023 - 13/02/2024: \$1,340,000



3 2 2

Property Type: House

Land Size: 317 sqm approx

Agent Comments

Comparable Properties



65a Edithvale Rd EDITHVALE 3196 (REI)

Agent Comments

3 1 1

Price: \$1,025,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)



1/29 Ivan Av EDITHVALE 3196 (REI)

Agent Comments

3 1 2

Price: \$980,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 310 sqm approx



2/37 Edithvale Rd EDITHVALE 3196 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 21/12/2023

Property Type: Townhouse (Single)

Account - Hodges | P: 03 95846500 | F: 03 95848216



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