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	consur	mer.vic.gov	v.au/	/underquot	ing		
Range betwee	n \$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$1,340,000	Prope	Property Type Hous		se		Suburb	Aspendale
Period - From	14/02/2023	to 1	3/02/2024		So	urce	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.

Add	dress 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





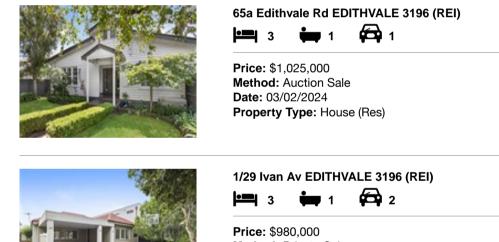
Katrina O'Brien (03) 9584 6500 0411 626 394





Property Type: House **Land Size:** 317 sqm approx Agent Comments kobrien@hodges.com.au Indicative Selling Price \$950,000 - \$1,045,000 Median House Price 14/02/2023 - 13/02/2024: \$1,340,000

Comparable Properties



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

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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Agent Comments

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