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

1 Daphne Close, Aspendale Gardens Vic 3195

Indicative selling price

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

Range between | $850,000 | & | $890,000

Median sale price

Median price | $980,000 | Property Type | House | Suburb | Aspendale Gardens

Period - From | 27/01/2020 | to | 26/01/2021 | 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 69 Tarongo Dr ASPENDALE 3195	$890,000	07/11/2020
2 62 Winners Ccl ASPENDALE GARDENS 3195	$885,000	25/10/2020
3 5 Leo Pl ASPENDALE GARDENS 3195	$871,000	31/10/2020

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: | 27/01/2021 12:48

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Property Type: House
Land Size: 552 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $890,000
Median House Price
27/01/2020 - 26/01/2021: $980,000

Comparable Properties

69 Tarongo Dr ASPENDALE 3195 (REI/VG)

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Price: $890,000
Method: Private Sale
Date: 07/11/2020
Property Type: House
Land Size: 534 sqm approx

Agent Comments

62 Winners Ccl ASPENDALE GARDENS 3195 (VG)

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Price: $885,000
Method: Sale
Date: 25/10/2020
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments

5 Leo Pl ASPENDALE GARDENS 3195 (VG)

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Price: $871,000
Method: Sale
Date: 31/10/2020
Property Type: House (Res)
Land Size: 681 sqm approx

Agent Comments