

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 ROSS STREET, ASPENDALE, VIC 3195 3 2 2

Indicative Selling Price

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

Price Range: **\$1,250,000 to \$1,375,000**

MEDIAN SALE PRICE



ASPENDALE, VIC, 3195

Suburb Median Sale Price (House)

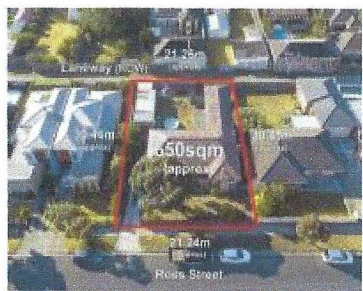
\$1,125,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



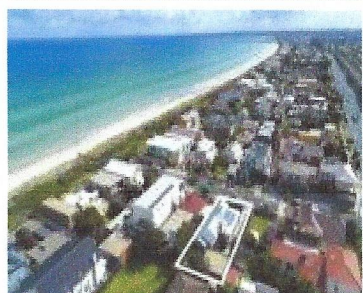
8 ROSS ST, ASPENDALE, VIC 3195 11 8 8

Sale Price

***\$1,350,000**

Sale Date: 20/12/2017

Distance from Property: 67m



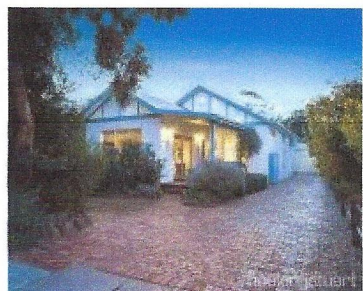
2 WILSON GR, ASPENDALE, VIC 3195 2 2 2

Sale Price

\$1,460,000

Sale Date: 14/10/2017

Distance from Property: 842m



21 LANGRIGG AVE, EDITHVALE, VIC 3196 4 2 3

Sale Price

***\$1,200,000**

Sale Date: 12/08/2017

Distance from Property: 756m



This report has been compiled on 27/02/2018 by Craig Taylor. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 ROSS STREET, ASPENDALE, VIC 3195

Indicative selling price

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

Price Range: \$1,250,000 to \$1,375,000

Median sale price

Median price

\$1,125,000

House

X

Unit

Suburb

ASPENDALE

Period

01 January 2017 to 31 December
2017

Source

 pricefinder

Comparable property sales

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 ROSS ST, ASPENDALE, VIC 3195	*\$1,350,000	20/12/2017
2 WILSON GR, ASPENDALE, VIC 3195	\$1,460,000	14/10/2017
21 LANGRIGG AVE, EDITHVALE, VIC 3196	*\$1,200,000	12/08/2017