

# 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 Jirrah Court, Aspendale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$960,500 Property Type House Suburb Aspendale

Period - From 01/07/2019 to 30/09/2019 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	67 Berry Av EDITHVALE 3196	\$935,000	05/10/2019
2	20 Ebb St ASPENDALE 3195	\$900,000	11/09/2019
3	2 Kubis Av ASPENDALE 3195	\$887,000	26/10/2019

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:

20/11/2019 15:20



 4  2  2

**Property Type:** House  
**Land Size:** 626 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

September quarter 2019: \$960,500

## Comparable Properties



**67 Berry Av EDITHVALE 3196 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$935,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Property Type:** House (Res)



**20 Ebb St ASPENDALE 3195 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 11/09/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 660 sqm approx



**2 Kubis Av ASPENDALE 3195 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$887,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** House (Res)