Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Fourth Avenue, Aspendale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,300,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$1,325,000	Pro	operty Type	Hou	se		Suburb	Aspendale
Period - From	01/10/2023	to	31/12/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	12 Karingal Cr ASPENDALE 3195	\$1,400,000	29/02/2024
2	33 Dolphin St ASPENDALE 3195	\$1,340,000	20/02/2024
3	57 Laura St ASPENDALE 3195	\$1,300,000	13/03/2024

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:

19/03/2024 15:25









Property Type: House (Res) Land Size: 516 sqm approx Agent Comments

Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price December guarter 2023: \$1,325,000

Comparable Properties



12 Karingal Cr ASPENDALE 3195 (REI) 4

6 4 2

Price: \$1,400,000 Method: Private Sale Date: 29/02/2024 Property Type: House Land Size: 535 sqm approx Agent Comments

Agent Comments

33 Dolphin St ASPENDALE 3195 (REI)



Price: \$1,340,000 Method: Sold Before Auction Date: 20/02/2024 Property Type: House (Res)



57 Laura St ASPENDALE 3195 (REI)



Agent Comments

Price: \$1,300,000 Method: Sold Before Auction Date: 13/03/2024 Property Type: House Land Size: 508 sqm approx

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



propertydata

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