

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

6 Fourth Avenue, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Aspendale

Period - From 01/10/2023

to

31/12/2023

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	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



3 2 2

Property Type: House (Res)

Land Size: 516 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

December quarter 2023: \$1,325,000

Comparable Properties



12 Karingal Cr ASPENDALE 3195 (REI)

Agent Comments

4 2 4

Price: \$1,400,000

Method: Private Sale

Date: 29/02/2024

Property Type: House

Land Size: 535 sqm approx

33 Dolphin St ASPENDALE 3195 (REI)

Agent Comments

4 2 1

Price: \$1,340,000

Method: Sold Before Auction

Date: 20/02/2024

Property Type: House (Res)



57 Laura St ASPENDALE 3195 (REI)

Agent Comments

3 2 2

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