



4 2.5 4

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 387 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

Year ending March 2017: \$940,000

## Comparable Properties



**3 Groves St ASPENDALE 3195 (REI)**

Agent Comments

3 2 4

**Price:** \$1,470,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** -

**Property Type:** House (Res)



**5 Park Rd ASPENDALE 3195 (REI)**

Agent Comments

4 2 2

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 360 sqm approx

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.

## 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

4 Roycroft Avenue, 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 \$1,300,000

&amp;

\$1,400,000

## Median sale price

Median price \$940,000

House

X

Suburb

Aspendale

Period - From 01/04/2016

to

31/03/2017

Source REIV

## Comparable property sales

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.