

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

**4 Ferntree Grove, Aspendale Gardens, 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 \$870,000 & \$920,000**

### MEDIAN SALE PRICE

**Median price \$891,000 | House | Aspendale (3195)**

**Period - From 1 January 2018 to 30 March 2018 | Source - REIV**

### 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
<b>14 ALEXANDER COURT, ASPENDALE GARDENS VIC 3195</b>	<b>\$891,000</b>	<b>02/03/2018</b>
<b>7 MONIQUE COURT, ASPENDALE GARDENS VIC 3195</b>	<b>\$901,000</b>	<b>05/05/2018</b>
<b>15 LORENZO WAY, ASPENDALE GARDENS VIC 3195</b>	<b>\$925,000</b>	<b>24/01/2018</b>

Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Area Specialist Pty Ltd - 03 8586 6411**  
**Shop 13, Aspendale Gardens Shopping Centre, Narelle Dr, Aspendale Gardens**  
**3195**