

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

55 Nurten Parade, 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

\$1,100,000

&

\$1,150,000

### Median sale price

Median price

\$885,000

House

x

Suburb

Aspendale Gardens

Period - From

May 2017

to

April 2018

Source

CoreLogic

### 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
47 Winners Circle Aspendale Gardens VIC 3195	\$1,055,000	24-Feb-18
8 Jackie Court Aspendale Gardens VIC 3195	\$1,110,500	21-Feb-18
8 Sanctuary Place Aspendale Gardens VIC 3195	\$1,200,000	02-Dec-17