

## 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

11 Duke Street Aspendale VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,480,000

&

\$1,580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Aspendale

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

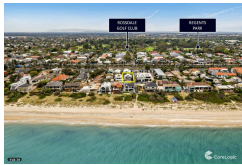
Date of sale

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 1 Park Road Aspendale VIC 3195        | \$1,650,000 | 26-Feb-20 |
| 251 Station Street Edithvale VIC 3196 | \$1,505,000 | 21-Nov-19 |
| 39 Nepean Highway Aspendale VIC 3195  | \$1,615,000 | 22-Jan-20 |

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 6 months.~~

This Statement of Information was prepared on: 04 April 2020



**1 Park Road Aspendale VIC 3195**

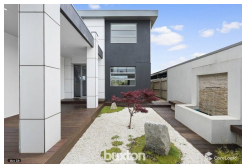
Sold Price

**\$1,650,000**

Sold Date **26-Feb-20**

 4  2  4

Distance **0.4km**



**251 Station Street Edithvale VIC 3196**

Sold Price

**\$1,505,000**

Sold Date **21-Nov-19**

 4  2  2

Distance **1.68km**



**39 Nepean Highway Aspendale VIC 3195**

Sold Price

<sup>RS</sup> **\$1,615,000**

Sold Date **22-Jan-20**

 4  4  5

Distance **1.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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