

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

25 Gothic Road, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,500,000

&

\$1,595,000

Median sale price

Median price \$1,448,000

Property Type House

Suburb Aspendale

Period - From 01/07/2021

to

30/09/2021

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	59 Niringa Av ASPENDALE 3195	\$1,571,000	16/10/2021
2	41 Lincoln Pde ASPENDALE 3195	\$1,560,000	14/08/2021
3	20 Ruvina St ASPENDALE 3195	\$1,560,000	11/10/2021

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:

16/12/2021 15:37



4 2 1

Property Type: House
Land Size: 545 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,595,000
Median House Price
September quarter 2021: \$1,448,000

Comparable Properties



59 Nirringa Av ASPENDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,571,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House (Res)



41 Lincoln Pde ASPENDALE 3195 (REI/VG)

Agent Comments

4 2 4

Price: \$1,560,000
Method: Auction Sale
Date: 14/08/2021
Property Type: House (Res)
Land Size: 653 sqm approx



20 Ruvina St ASPENDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,560,000
Method: Sold Before Auction
Date: 11/10/2021
Property Type: House (Res)
Land Size: 670 sqm approx