

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

1 Park Road Aspendale VIC 3195

Indicative selling price

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

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Aspendale

Period-from

01 Dec 2018

to

30 Nov 2019

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

6 Dudley Grove Edithvale VIC 3196	\$1,750,000	27-Oct-18
251 Station Street Edithvale VIC 3196	\$1,505,000	21-Nov-19

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.

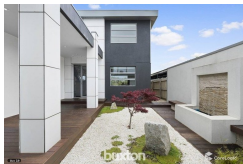
This Statement of Information was prepared on: 05 December 2019



6 Dudley Grove Edithvale VIC 3196 Sold Price **\$1,750,000** Sold Date **27-Oct-18**

 4  2  2

Distance **0.62km**



251 Station Street Edithvale VIC 3196 Sold Price **\$1,505,000** Sold Date **21-Nov-19**

 4  2  2

Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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