

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

2 Larnook Crescent 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

Other

Suburb

Aspendale

Period-from

01 Jan 2019

to

31 Dec 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

2 Kubis Avenue Aspendale VIC 3195	\$887,000	26-Oct-19
31 Albany Crescent Aspendale VIC 3195	\$920,000	25-Jul-19
20 Ebb Street Aspendale VIC 3195	\$900,000	05-Sep-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: 14 January 2020

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2 Kubis Avenue Aspendale VIC 3195 Sold Price ^{RS} **\$887,000** ^{UN} Sold Date **26-Oct-19**

 4  2  3

Distance **0.1km**



31 Albany Crescent Aspendale VIC 3195 Sold Price **\$920,000** Sold Date **25-Jul-19**

 3  -  -

Distance **0.42km**



20 Ebb Street Aspendale VIC 3195 Sold Price **\$900,000** Sold Date **05-Sep-19**

 4  2  2

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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