

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

1/1 EULINGA AVENUE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,250

Property type

Unit

Suburb

Aspendale

Period-from

01 Oct 2021

to

30 Sep 2022

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

5/15-17 JOHN STREET MORDIALLOC VIC 3195	\$620,000	15-Jun-22
14/464-466 COMO PARADE WEST MORDIALLOC VIC 3195	\$675,000	08-Sep-22

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.

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**5/15-17 JOHN STREET
MORDIALLOC VIC 3195**

2 1 1

Sold Price **\$620,000** Sold Date **15-Jun-22**

Distance **1.77km**



**14/464-466 COMO PARADE WEST
MORDIALLOC VIC 3195**

2 1 1

Sold Price ^{RS} **\$675,000** Sold Date **08-Sep-22**

Distance **1.99km**

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

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