

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

55b Eulinga Avenue, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Aspendale

Period - From 01/01/2023

to

31/12/2023

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	7B Mill St ASPENDALE 3195	\$1,692,000	07/10/2023
2	12a Ivan Av EDITHVALE 3196	\$1,775,000	21/08/2023
3	22b Gipps Av MORDIALLOC 3195	\$1,775,000	17/08/2023

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:

29/01/2024 15:21

**Property Type:**

Agent Comments

Indicative Selling Price

\$1,580,000 - \$1,680,000

Median House Price

Year ending December 2023: \$1,325,000

Comparable Properties

7B Mill St ASPENDALE 3195 (REI)

Agent Comments

**Price:** \$1,692,000**Method:****Date:** 07/10/2023**Property Type:** Townhouse (Single)**12a Ivan Av EDITHVALE 3196 (REI)**

Agent Comments

**Price:** \$1,775,000**Method:****Date:** 21/08/2023**Property Type:** Townhouse (Single)**22b Gipps Av MORDIALLOC 3195 (REI/VG)**

Agent Comments

**Price:** \$1,775,000**Method:** Sold Before Auction**Date:** 17/08/2023**Property Type:** Townhouse (Res)**Land Size:** 429 sqm approx