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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,580,000		&		\$1,680,000			
Median sale p	rice							
Median price	\$1,325,000	Pro	operty Type	Hou	ISE		Suburb	Aspendale
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress 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





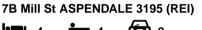




Property Type: Agent Comments

Indicative Selling Price \$1,580,000 - \$1,680,000 Median House Price Year ending December 2023: \$1,325,000

Comparable Properties



2 2 •••• Δ

Price: \$1,692,000 Method: Date: 07/10/2023 Property Type: Townhouse (Single) Agent Comments

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)



Land Size: 429 sqm approx

Agent Comments



Price: \$1,775,000 Method: Sold Before Auction Date: 17/08/2023 Property Type: Townhouse (Res)

Account - 11 North | P: 1300 353 836



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