

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 GLEN STREET 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

\$1,295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,445,000

Property type

House

Suburb

Aspendale

Period-from

01 Jul 2021

to

30 Jun 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

6 GLEN STREET ASPENDALE VIC 3195	\$1,350,000	10-Feb-22
69 TARONGO DRIVE ASPENDALE VIC 3195	\$1,295,000	22-Mar-22
16 FIFTH AVENUE ASPENDALE VIC 3195	\$1,400,000	28-Apr-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.~~

This Statement of Information was prepared on: 21 July 2022



6 GLEN STREET ASPENDALE VIC 3195

Sold Price **\$1,350,000** Sold Date **10-Feb-22**

 4  2  -

Distance **0.05km**



69 TARONGO DRIVE ASPENDALE VIC 3195

Sold Price **\$1,295,000** Sold Date **22-Mar-22**

 3  2  3

Distance **0.79km**



16 FIFTH AVENUE ASPENDALE VIC 3195

Sold Price **\$1,400,000** Sold Date **28-Apr-22**

 4  2  4

Distance **1.18km**

RS = Recent sale UN = Undisclosed Sale

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