

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

7 LONGBEACH CLOSE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,500

Property type

Unit

Suburb

Aspendale

Period-from

01 Oct 2023

to

30 Sep 2024

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

29 LONGBEACH CLOSE ASPENDALE VIC 3195	\$815,000	17-Feb-24
16B BIRDWOOD STREET ASPENDALE VIC 3195	\$799,999	25-Mar-24
241 NEPEAN HIGHWAY EDITHVALE VIC 3196	\$745,000	30-May-24

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: 05 October 2024


**29 LONGBEACH CLOSE
ASPENDALE VIC 3195**

 2
  2
  2

Sold Price

\$815,000

Sold Date

17-Feb-24

Distance

0.23km

**16B BIRDWOOD STREET
ASPENDALE VIC 3195**

 2
  1
  2

Sold Price

\$799,999

Sold Date

25-Mar-24

Distance

1.2km

**241 NEPEAN HIGHWAY EDITHVALE
VIC 3196**

 2
  1
  -

Sold Price

^{RS} **\$745,000**

Sold Date

30-May-24

Distance

2.06km
RS = Recent sale

UN = Undisclosed Sale

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