

## 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

9 TEMPLEMAN COURT ASPENDALE GARDENS VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,187,500

Property type

House

Suburb

Aspendale Gardens

Period-from

01 Feb 2022

to

31 Jan 2023

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 ALEXANDER COURT ASPENDALE GARDENS VIC 3195	\$1,070,000	30-Nov-22
97 NURTEN PARADE ASPENDALE GARDENS VIC 3195	\$1,160,000	21-Oct-22
76 KEARNEY DRIVE ASPENDALE GARDENS VIC 3195	\$1,125,000	01-Oct-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 ALEXANDER COURT ASPENDALE GARDENS VIC 3195** Sold Price <sup>RS</sup> **\$1,070,000** <sup>UN</sup> Sold Date **30-Nov-22**

 4  2  2

Distance **0.12km**



**97 NURTEN PARADE ASPENDALE GARDENS VIC 3195** Sold Price **\$1,160,000** Sold Date **21-Oct-22**

 3  2  4

Distance **0.43km**



**76 KEARNEY DRIVE ASPENDALE GARDENS VIC 3195** Sold Price **\$1,125,000** Sold Date **01-Oct-22**

 3  2  2

Distance **0.46km**

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

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