

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

13A Mount View Street, Aspendale Vic 3195

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$900,000 Property Type Unit Suburb Aspendale

Period - From 10/01/2022 to 09/01/2023 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	504 Main St MORDIALLOC 3195	\$840,000	18/08/2022
2	2/57 Mcdonald St MORDIALLOC 3195	\$800,000	12/09/2022
3			

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: 10/01/2023 16:11



2 2 2

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

10/01/2022 - 09/01/2023: \$900,000

Comparable Properties



504 Main St MORDIALLOC 3195 (VG)

Agent Comments

2 - -

Price: \$840,000
Method: Sale
Date: 18/08/2022
Property Type: House (Res)
Land Size: 356 sqm approx



2/57 McDonald St MORDIALLOC 3195 (REI/VG) **Agent Comments**

2 1 2

Price: \$800,000
Method: Sold Before Auction
Date: 12/09/2022
Property Type: Unit
Land Size: 227 sqm approx

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.