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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	n \$800,000		&		\$850,000			
Median sale pr	rice							
Median price	\$900,000	Pro	operty Type	Unit			Suburb	Aspendale
Period - From	10/01/2022	to	09/01/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









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)



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



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



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.

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