

AREA SPECIALIST

STATEMENT OF INFORMATION

1 TATYOON CLOSE, ASPENDALE GARDENS, VIC 3195

PREPARED BY ANDY CHOI , AREA SPECIALIST, PHONE: 0432671702

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 TATYOON CLOSE, ASPENDALE

4 bedrooms 2 bathrooms 2 car spaces

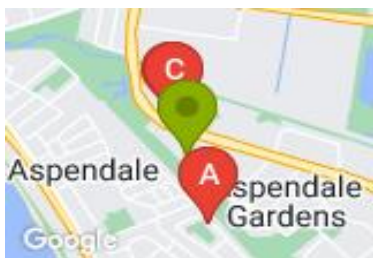
Indicative Selling Price

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

Single Price: **\$999,000**

Provided by: Andy Choi , Area Specialist

MEDIAN SALE PRICE



ASPENDALE GARDENS, VIC, 3195

Suburb Median Sale Price (House)

\$1,127,700

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



34 TARONGO DR, ASPENDALE, VIC 3195

4 bedrooms 1 bathroom 2 car spaces

Sale Price

***\$1,050,000**

Sale Date: 11/11/2023

Distance from Property: 503m



87 WINNERS CIR, ASPENDALE GARDENS, VIC

4 bedrooms 2 bathrooms 2 car spaces

Sale Price

***\$1,130,000**

Sale Date: 24/11/2023

Distance from Property: 295m



89 WINNERS CIR, ASPENDALE GARDENS, VIC

4 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$1,130,400

Sale Date: 27/09/2023

Distance from Property: 283m



This report has been compiled on 04/12/2023 by Area Specialist. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1 TATYOON CLOSE, ASPENDALE GARDENS, VIC 3195

Indicative selling price

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

Single Price:

\$999,000

Median sale price

Median price

\$1,127,700

Property type

House

Suburb

ASPENDALE
GARDENS

Period

01 October 2022 to 30 September
2023

Source

pricefinder

Comparable property sales

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

34 TARONGO DR, ASPENDALE, VIC 3195	*\$1,050,000	11/11/2023
87 WINNERS CIR, ASPENDALE GARDENS, VIC 3195	*\$1,130,000	24/11/2023
89 WINNERS CIR, ASPENDALE GARDENS, VIC 3195	\$1,130,400	27/09/2023

This Statement of Information was prepared on:

04/12/2023