

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 Birdwood Street, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,200,000 House X Unit Suburb Aspendale

Period - From 01/04/2017 to 31/03/2018 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	8 Ross St ASPENDALE 3195	\$1,350,000	20/12/2017
2	101 Station St ASPENDALE 3195	\$1,265,000	11/05/2018
3	2 Second Av ASPENDALE 3195	\$1,035,000	24/03/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending March 2018: \$1,200,000

Comparable Properties



8 Ross St ASPENDALE 3195 (REI/VG)



Agent Comments
Plans & Permits for 4 Townhouses

Price: \$1,350,000
Method: Private Sale
Date: 20/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 651 sqm approx



101 Station St ASPENDALE 3195 (REI)



Agent Comments

Price: \$1,265,000
Method: Sold Before Auction
Date: 11/05/2018
Rooms: 4
Property Type: House (Res)
Land Size: 763 sqm approx



2 Second Av ASPENDALE 3195 (REI)



Agent Comments
Smaller land size of 535 sqm

Price: \$1,035,000
Method: Private Sale
Date: 24/03/2018
Rooms: -
Property Type: House (Res)