

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

2/28 EULINGA AVENUE ASPENDALE VIC 3195

Indicative selling price

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

Single Price

or range
between

\$665,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Aug 2023

to

31 Jul 2024

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

| | | |
|---|-----------|-----------|
| 7/442 NEPEAN HIGHWAY PARKDALE VIC 3195 | \$730,000 | 29-Apr-24 |
| 1/5 MCINTOSH COURT ASPENDALE GARDENS VIC 3195 | \$711,000 | 08-May-24 |
| 6/25 WHITE STREET PARKDALE VIC 3195 | \$719,500 | 04-May-24 |

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.~~

This Statement of Information was prepared on: 20 August 2024


**7/442 NEPEAN HIGHWAY
PARKDALE VIC 3195**
 2
  2
  1

 Sold Price **\$730,000** Sold Date **29-Apr-24**

 Distance **2.4km**

**1/5 MCINTOSH COURT ASPENDALE
GARDENS VIC 3195**
 3
  1
  1

 Sold Price **\$711,000** Sold Date **08-May-24**

 Distance **1.72km**

**6/25 WHITE STREET PARKDALE
VIC 3195**
 2
  1
  1

 Sold Price ^{RS} **\$719,500** Sold Date **04-May-24**

 Distance **2.19km**
RS = Recent sale

UN = Undisclosed Sale

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