

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

2/9 Ross Street, Aspendale Vic 3195

Indicative selling price

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

Range between \$975,000

&

\$1,050,000

Median sale price

Median price \$982,500

Property Type Townhouse

Suburb Aspendale

Period - From 14/03/2023

to

13/03/2024

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	5/16-18 Turakina Av EDITHVALE 3196	\$1,030,000	09/02/2024
2			
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:

14/03/2024 09:26



3 2 2

Rooms: 4
Property Type: Townhouse
(Single)
Land Size: 271 sqm approx
Agent Comments

Comparable Properties

5/16-18 Turakina Av EDITHVALE 3196 (REI) **Agent Comments**

2 2 1

Price: \$1,030,000
Method: Sold Before Auction
Date: 09/02/2024
Property Type: Townhouse (Res)

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.