# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 2/9 Ross Street, Aspendale Vic 3195

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$975,000		&		\$1,050,000					
Median sale price										
Median price	\$982,500	Pro	operty Type	Том	/nhouse		Suburb	Aspendale		
Period - From	14/03/2023	to	13/03/2024		So	ource	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.

Add	dress 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**<sup>\*</sup> 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









Rooms: 4 Property Type: Townhouse (Single) Land Size: 271 sqm approx Agent Comments 0411 626 394 kobrien@hodges.com.au Indicative Selling Price

Katrina O'Brien (03) 9584 6500

Indicative Selling Price \$975,000 - \$1,050,000 Median Townhouse Price 14/03/2023 - 13/03/2024: \$982,500

## **Comparable Properties**

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



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

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216





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