

# 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

53 Larnook Crescent, Ascendale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,210,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Ascendale

Period - From

01/01/2021

to

31/12/2021

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	2a Attenborough Rd ASPENDALE 3195	\$1,205,000	13/11/2021
2	4 Beautex Ct ASPENDALE GARDENS 3195	\$1,205,000	16/11/2021
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:

09/02/2022 11:39



 3  1  2

**Property Type:** House  
**Land Size:** 534 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,210,000  
**Median House Price**  
Year ending December 2021: \$1,450,000

## Comparable Properties



**2a Attenborough Rd ASPENDALE 3195**  
(REI/VG)

**Agent Comments**

 3  2  -

**Price:** \$1,205,000  
**Method:** Auction Sale  
**Date:** 13/11/2021  
**Property Type:** House (Res)  
**Land Size:** 583 sqm approx



**4 Beautex Ct ASPENDALE GARDENS 3195**  
(REI)

**Agent Comments**

 3  2  2

**Price:** \$1,205,000  
**Method:** Private Sale  
**Date:** 16/11/2021  
**Property Type:** House

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.