

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

8 Wongella Court, Aspendale Vic 3195

Indicative selling price

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

Range between \$880,000 & \$940,000

Median sale price

Median price \$1,002,500 Property Type House Suburb Aspendale

Period - From 01/10/2018 to 30/09/2019 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	13 Larnook Cr ASPENDALE 3195	\$1,040,000	04/10/2019
2	20 Ebb St ASPENDALE 3195	\$900,000	11/09/2019
3	158 Station St ASPENDALE 3195	\$840,000	07/09/2019

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:

11/11/2019 13:11



3 1 3

Property Type: House

Agent Comments

Comparable Properties



13 Larnook Cr ASPENDALE 3195 (REI/VG)

Agent Comments

4 2 2

Price: \$1,040,000

Method: Private Sale

Date: 04/10/2019

Rooms: 6

Property Type: House

Land Size: 627 sqm approx



20 Ebb St ASPENDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$900,000

Method: Private Sale

Date: 11/09/2019

Rooms: 6

Property Type: House

Land Size: 660 sqm approx



158 Station St ASPENDALE 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$840,000

Method: Sold Before Auction

Date: 07/09/2019

Property Type: House (Res)

Land Size: 627 sqm approx