

## 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

9 ADINA AVENUE ASPENDALE VIC 3195

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,135,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,360,000

Property type

House

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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 12 CONNEWARRA AVENUE ASPENDALE VIC 3195 | \$1,030,000 | 24-Jun-24 |
| 4 HELM STREET ASPENDALE VIC 3195        | \$1,160,000 | 06-Jun-24 |
| 13 KARINGAL CRESCENT ASPENDALE VIC 3195 | \$1,210,000 | 26-Mar-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: 14 August 2024



**12 CONNEWARRA AVENUE  
ASPENDALE VIC 3195**

3 1 1

Sold Price <sup>RS</sup> **\$1,030,000** Sold Date **24-Jun-24**

Distance **0.16km**



**4 HELM STREET ASPENDALE VIC  
3195**

3 1 2

Sold Price <sup>RS</sup> **\$1,160,000** <sup>UN</sup> Sold Date **06-Jun-24**

Distance **0.7km**



**13 KARINGAL CRESCENT  
ASPENDALE VIC 3195**

3 1 2

Sold Price **\$1,210,000** Sold Date **26-Mar-24**

Distance **0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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