

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

43 NIRRINGA AVENUE ASPENDALE VIC 3195

Indicative selling price

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

Single Price

\$1,975,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,355,000

Property type

House

Suburb

Aspendale

Period-from

01 Apr 2021

to

31 Mar 2022

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

49 JAMES AVENUE ASPENDALE VIC 3195	\$1,900,000	01-Apr-22
19 JAMES AVENUE ASPENDALE VIC 3195	\$2,185,000	11-Nov-21
12 LAURA STREET ASPENDALE VIC 3195	\$1,830,000	09-Nov-21

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.~~

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Rod Richardson
P 03 9583 3246
M 0409 421 742
E rod.richardson@belleproperty.com



49 JAMES AVENUE ASPENDALE VIC 3195

Sold Price ^{RS} **\$1,900,000** Sold Date **01-Apr-22**

4 2 2

Distance -



19 JAMES AVENUE ASPENDALE VIC 3195

Sold Price **\$2,185,000** Sold Date **11-Nov-21**

4 2 2

Distance -



12 LAURA STREET ASPENDALE VIC 3195

Sold Price **\$1,830,000** Sold Date **09-Nov-21**

4 3 2

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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