# 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

50a Kubis Avenue, Aspendale Vic 3195

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,450,000		&		\$1,550,000			
Median sale p	rice							
Median price	\$1,295,000	Pro	operty Type	Том	nhouse		Suburb	Aspendale
Period - From	27/02/2024	to	26/02/2025		So	ource	Property	/ Data

## 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.

Ad	dress of comparable property	Price	Date of sale
1	2/2 The Esplanade EDITHVALE 3196	\$1,475,000	05/02/2025
2	10A Langrigg Av EDITHVALE 3196	\$1,520,000	30/12/2024
3	13a Gale St ASPENDALE 3195	\$1,526,000	26/10/2024

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:

27/02/2025 17:16



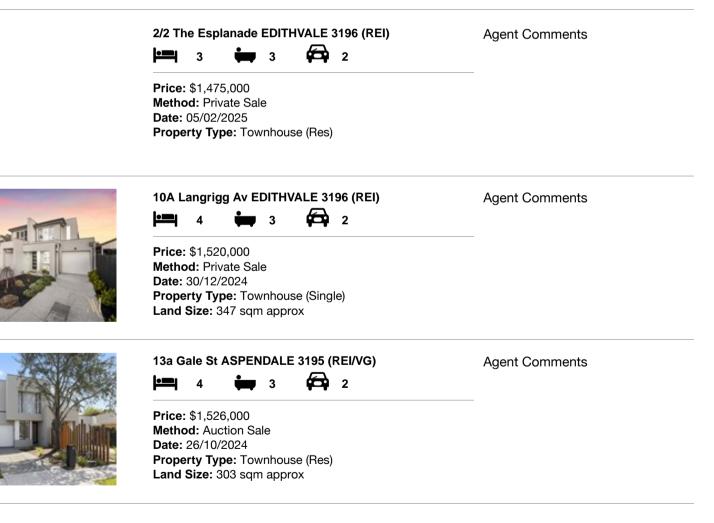






Property Type: Townhouse (Single) Land Size: 302 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median Townhouse Price 27/02/2024 - 26/02/2025: \$1,295,000

# **Comparable Properties**



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



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