

## 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

4 Noora Court, Aspendale 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

&

\$1,180,000

#### Median sale price

Median price \$984,000

House

X

Unit

Suburb Aspendale

Period - From 01/04/2018

to

31/03/2019

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	4 Jirrah Ct ASPENDALE 3195	\$1,195,000	02/03/2019
2	6 Tarlee Ct ASPENDALE 3195	\$1,175,000	14/02/2019
3	11 Laura St ASPENDALE 3195	\$1,080,000	26/02/2019

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.



5 2 2

**Rooms:**

**Property Type:** House

**Agent Comments**

## Comparable Properties



**4 Jirrah Ct ASPENDALE 3195 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,195,000

**Method:** Auction Sale

**Date:** 02/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 583 sqm approx



**6 Tarlee Ct ASPENDALE 3195 (VG)**

**Agent Comments**

5 - -

**Price:** \$1,175,000

**Method:** Sale

**Date:** 14/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**11 Laura St ASPENDALE 3195 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 26/02/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 738 sqm approx