

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

1 First 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

or range
between

\$1,070,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,095,000

Property type

House

Suburb

Aspendale

Period-from

01 May 2020

to

30 Apr 2021

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

9 First Avenue Aspendale VIC 3195	\$1,040,000	09-Apr-21
66 Nirringa Avenue Aspendale VIC 3195	\$1,215,000	18-Nov-20
6 Carinya Avenue Aspendale VIC 3195	\$1,176,000	18-Dec-20

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: 04 May 2021

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9 First Avenue Aspendale VIC 3195 Sold Price ^{RS} **\$1,040,000** Sold Date **09-Apr-21**

 3  1  2

Distance **0.06km**



66 Nirringa Avenue Aspendale VIC 3195 Sold Price **\$1,215,000** Sold Date **18-Nov-20**

 4  2  4

Distance **0.65km**



6 Carinya Avenue Aspendale VIC 3195 Sold Price **\$1,176,000** Sold Date **18-Dec-20**

 4  2  4

Distance **1.12km**

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

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