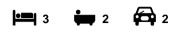
## hockingstuart

Steve Gray 0417 380 371 smgray@hockingstuart.com.au

**Indicative Selling Price** \$1,065,000 **Median House Price** Year ending June 2017: \$970,000





Rooms:

Property Type: House (Res) Land Size: 612 sqm approx

Agent Comments

# Comparable Properties



10 Gale St ASPENDALE 3195 (REI)

Price: \$1,113,000 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: House (Res) Land Size: 607 sqm approx



8 Seabreeze Ct ASPENDALE 3195 (REI/VG)





Price: \$1,065,000 Method: Auction Sale Date: 04/03/2017

Rooms: 6

Property Type: House (Res) Land Size: 611 sqm approx









**1** 3

Price: \$1,046,100 Method: Private Sale Date: 24/03/2017

Rooms: 4

Property Type: House Land Size: 641 sqm approx







The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 24/07/2017 10:24

Agent Comments

Agent Comments

**Agent Comments** 



0417 380 371 smgray@hockingstuart.com.au

#### 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              | 14 Ebb Street, Aspendale Vic 3195 |
|----------------------|-----------------------------------|
| Including suburb and | , ·                               |
| postcode             |                                   |
|                      |                                   |
|                      |                                   |

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

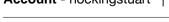
#### Median sale price

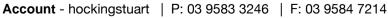
| Median price  | \$970,000  | Н  | ouse  | Х      | Su     | burb | Aspendale |
|---------------|------------|----|-------|--------|--------|------|-----------|
| Period - From | 01/07/2016 | to | 30/06 | 6/2017 | Source | REI  | ,         |

#### Comparable property sales

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 |
|--------------------------------|-------------|--------------|
| 10 Gale St ASPENDALE 3195      | \$1,113,000 | 08/04/2017   |
| 8 Seabreeze Ct ASPENDALE 3195  | \$1,065,000 | 04/03/2017   |
| 56 Larnook Cr ASPENDALE 3195   | \$1,046,100 | 24/03/2017   |





Generated: 24/07/2017 10:24



