



3 2 2

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

Indicative Selling Price
\$1,065,000

Median House Price
Year ending June 2017: \$970,000

Comparable Properties



10 Gale St ASPENDALE 3195 (REI)

Agent Comments

5 3 2

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)

Agent Comments

4 2 4

Price: \$1,065,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 6
Property Type: House (Res)
Land Size: 611 sqm approx



56 Larnook Cr ASPENDALE 3195 (REI/VG)

Agent Comments

3 1 2

Price: \$1,046,100
Method: Private Sale
Date: 24/03/2017
Rooms: 4
Property Type: House
Land Size: 641 sqm approx

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

14 Ebb Street, Aspendale Vic 3195

Indicative selling price

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

Single price \$1,065,000

Median sale price

Median price \$970,000

House X

Suburb Aspendale

Period - From 01/07/2016

to 30/06/2017

Source REIV

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