

## 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 INLET STREET ASPENDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,570,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Aspendale

Period-from

01 Dec 2021

to

30 Nov 2022

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

62 EBB STREET ASPENDALE VIC 3195	\$1,615,000	03-Dec-22
58 ILUKA AVENUE ASPENDALE VIC 3195	\$1,550,000	07-Aug-22

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: 17 December 2022



**62 EBB STREET ASPENDALE VIC 3195**

Sold Price

<sup>RS</sup>

**\$1,615,000**

Sold Date

**03-Dec-22**



4



3



2

Distance

**0.41km**



**58 ILUKA AVENUE ASPENDALE VIC 3195**

Sold Price

**\$1,550,000**

Sold Date

**07-Aug-22**



4



3



1

Distance

**1.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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