

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 43 Nurten Parade, Aspendale Gardens, VIC 3195

Indicative selling price

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

Price Range \$949,000 & \$1,043,000

Median sale price

Median price \$1,115,000 Property Type House Suburb Aspendale Gardens (3195)

Period - From 01/04/2022 to 31/03/2023 Source pricefinder

Comparable property sales

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
2 REEF COURT, ASPENDALE GARDENS VIC 3195	\$990,000	15/04/2023
42 KEARNEY DRIVE, ASPENDALE GARDENS VIC 3195	\$1,020,000	10/03/2023
13 WINNERS CIRCLE, ASPENDALE GARDENS VIC 3195	\$1,020,000	03/03/2023

This Statement of Information was prepared on: 10/05/2023