

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

6A KUBIS 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,500

Property type

Unit

Suburb

Aspendale

Period-from

01 Feb 2024

to

31 Jan 2025

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

10A ILUKA AVENUE ASPENDALE VIC 3195	\$1,425,000	22-Nov-24
54B ILUKA AVENUE ASPENDALE VIC 3195	\$1,295,000	20-Dec-24
17B EULINGA AVENUE ASPENDALE VIC 3195	\$1,715,000	04-Nov-24

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.~~

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**10A ILUKA AVENUE ASPENDALE
VIC 3195**

3 2 1

Sold Price ^{RS} **\$1,425,000** Sold Date **22-Nov-24**

Distance **0.65km**



**54B ILUKA AVENUE ASPENDALE
VIC 3195**

3 3 1

Sold Price ^{RS} **\$1,295,000** Sold Date **20-Dec-24**

Distance **0.99km**



**17B EULINGA AVENUE ASPENDALE
VIC 3195**

4 3 1

Sold Price **\$1,715,000** Sold Date **04-Nov-24**

Distance **0.6km**

RS = Recent sale UN = Undisclosed Sale

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