

## 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

6B KUBIS AVENUE ASPENDALE VIC 3195

### Indicative selling price

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

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Aspendale

Period-from

01 Oct 2022

to

30 Sep 2023

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 CHUTE STREET MORDIALLOC VIC 3195	\$1,450,000	29-Apr-23
68 JACK HOLT WAY MORDIALLOC VIC 3195	\$1,390,000	15-Aug-23
36 HALL MARK ROAD MORDIALLOC VIC 3195	\$1,200,000	07-May-23

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 CHUTE STREET MORDIALLOC  
VIC 3195**

4 2 2

Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **29-Apr-23**

Distance **1.42km**



**68 JACK HOLT WAY MORDIALLOC  
VIC 3195**

3 2 2

Sold Price <sup>RS</sup> **\$1,390,000** Sold Date **15-Aug-23**

Distance **1.6km**



**36 HALL MARK ROAD  
MORDIALLOC VIC 3195**

3 3 2

Sold Price **\$1,200,000** Sold Date **07-May-23**

Distance **1.71km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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