

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

3 MARABOU PLACE 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Aspendale

Period-from

01 May 2021

to

30 Apr 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

5 KARINGAL CRESCENT ASPENDALE VIC 3195	\$1,820,000	14-Apr-22
28 LANGRIGG AVENUE EDITHVALE VIC 3196	\$1,620,000	26-Apr-22
61 EBB STREET ASPENDALE VIC 3195	\$1,675,000	09-Apr-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.

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5 KARINGAL CRESCENT ASPENDALE VIC 3195

4 2 2

Sold Price ^{RS} **\$1,820,000** Sold Date **14-Apr-22**

Distance **0.25km**



28 LANGRIGG AVENUE EDITHVALE VIC 3196

4 2 2

Sold Price ^{RS} **\$1,620,000** Sold Date **26-Apr-22**

Distance **0.96km**



61 EBB STREET ASPENDALE VIC 3195

4 2 3

Sold Price ^{RS} **\$1,675,000** ^{UN} Sold Date **09-Apr-22**

Distance **1.38km**

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

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