

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

7 CARINYA 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

House

Suburb

Aspendale

Period-from

01 Jul 2022

to

30 Jun 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

4 CARINYA AVENUE ASPENDALE VIC 3195	\$1,300,000	20-Feb-23
59 LARNOOK CRESCENT ASPENDALE VIC 3195	\$1,394,000	10-Jun-23
95 TARONGO DRIVE ASPENDALE VIC 3195	\$1,392,000	27-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.~~

This Statement of Information was prepared on: 03 July 2023



**4 CARINYA AVENUE ASPENDALE
VIC 3195**

 4  2  4

Sold Price **\$1,300,000** Sold Date **20-Feb-23**

Distance **0.06km**



**59 LARNOOK CRESCENT
ASPENDALE VIC 3195**

 4  2  1

Sold Price ^{RS} **\$1,394,000** Sold Date **10-Jun-23**

Distance **0.33km**



**95 TARONGO DRIVE ASPENDALE
VIC 3195**

 3  2  2

Sold Price ^{RS} **\$1,392,000** Sold Date **27-May-23**

Distance **1.01km**

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

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