

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

1 Noora Court, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,450,000

&

\$1,480,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Aspendale

Period - From 28/02/2023

to

28/02/2024

Source REIV

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 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
1	59 Keith Av EDITHVALE 3196	\$1,480,000	05/12/2023
2	21 Langrigg Av EDITHVALE 3196	\$1,450,000	11/11/2023
3			

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 six months.

This Statement of Information was prepared on:

29/02/2024 11:24

1 Noora Court, Aspendale Vic 3195



Katrina O'Brien

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Indicative Selling Price

\$1,450,000 - \$1,480,000

Median House Price

28/02/2023 - 28/02/2024: \$1,325,000



4 3 2

Property Type: House (Res)

Land Size: 608 sqm approx

Agent Comments

Comparable Properties



59 Keith Av EDITHVALE 3196 (REI/VG)

Agent Comments

4 2 3

Price: \$1,480,000

Method: Private Sale

Date: 05/12/2023

Property Type: House

Land Size: 697 sqm approx



21 Langrigg Av EDITHVALE 3196 (REI/VG)

Agent Comments

4 2 2

Price: \$1,450,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 705 sqm approx

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 six months.

Account - Hodges | P: 03 95846500 | F: 03 95848216



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