

# 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 Hannagan Street, Aspendale Gardens Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$990,000

&

\$1,040,000

### Median sale price

Median price \$1,143,750

Property Type House

Suburb Aspendale Gardens

Period - From 11/07/2023

to

10/07/2024

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 | 12 Dawson Ct ASPENDALE GARDENS 3195     | \$1,100,000 | 22/06/2024   |
| 2 | 22 Jacqueline Dr ASPENDALE GARDENS 3195 | \$1,100,000 | 16/03/2024   |
| 3 | 19 Atlantis Ct ASPENDALE GARDENS 3195   | \$1,085,000 | 16/04/2024   |

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:

11/07/2024 16:20

3 Hannagan Street, Aspendale Gardens Vic 3195



**Property Type:** Land  
**Land Size:** 532 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$990,000 - \$1,040,000  
**Median House Price**  
11/07/2023 - 10/07/2024: \$1,143,750

## Comparable Properties



**12 Dawson Ct ASPENDALE GARDENS 3195** **Agent Comments**  
(REI)



**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 22/06/2024  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx



**22 Jacqueline Dr ASPENDALE GARDENS 3195** **Agent Comments**  
(REI/VG)



**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx



**19 Atlantis Ct ASPENDALE GARDENS 3195** **Agent Comments**  
(REI/VG)



**Price:** \$1,085,000  
**Method:** Private Sale  
**Date:** 16/04/2024  
**Property Type:** House  
**Land Size:** 577 sqm approx

**Account -** Jellis Craig



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