

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

11/7 PARKVIEW DRIVE 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

\$775,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Apr 2022

to

31 Mar 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

2/49 FIELD AVENUE EDITHVALE VIC 3196	\$778,000	20-Jan-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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Robert Pullia
P 0395833246
M 0407323423
E robert.pullia@belleproperty.com



**2/49 FIELD AVENUE EDITHVALE
VIC 3196**

Sold Price

\$778,000

Sold Date

20-Jan-23



3



1



2

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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