

## 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

65 Albany Crescent, Aspendale Vic 3195

## Indicative selling price

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

Range between \$950,000

&amp;

\$1,045,000

## Median sale price

Median price \$1,433,500

House

X

Unit

Suburb Aspendale

Period - From 01/07/2017

to

30/09/2017

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	103 Albany Cr ASPENDALE 3195	\$1,050,000	16/05/2017
2	14 Ebb St ASPENDALE 3195	\$1,025,000	15/08/2017
3	87 Albany Cr ASPENDALE 3195	\$970,000	18/09/2017

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.



3 1 1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 530 sqm approx

Agent Comments

## Comparable Properties

**103 Albany Cr ASPENDALE 3195 (REI/VG)**

Agent Comments

3 1 2

Larger land, 633m2 land (approx.)

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 16/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 633 sqm approx



**14 Ebb St ASPENDALE 3195 (REI)**

Agent Comments

4 2 2

**Price:** \$1,025,000

**Method:** Private Sale

**Date:** 15/08/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 612 sqm approx



**87 Albany Cr ASPENDALE 3195 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$970,000

**Method:** Private Sale

**Date:** 18/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 534 sqm approx