#### 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

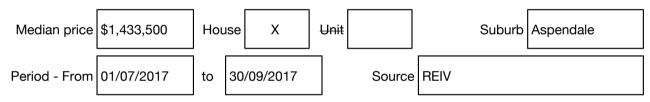
65 Albany Crescent, Aspendale Vic 3195

#### Indicative selling price

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

 Range between
 \$950,000
 &
 \$1,045,000

#### Median sale price



#### 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.

#### Account - hockingstuart | P: 03 9772 7222 | F: 03 9776 0501

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## hockingstuart





Rooms: Property Type: House (Res) Land Size: 530 sqm approx Agent Comments Daniel Wright 03 9772 7222 0414 788 828 dwright@hockingstuart.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price September quarter 2017: \$1,433,500

### **Comparable Properties**

|      | 103 Albany Cr ASPENDALE 3195 (REI/VG)<br>3  4  2   | Agent Comments<br>Larger land, 633m2 land (approx.) |
|------|--|---|
|      | Price: \$1,050,000<br>Method: Sold Before Auction<br>Date: 16/05/2017<br>Rooms: -<br>Property Type: House (Res)<br>Land Size: 633 sqm approx   |   |
|      | 14 Ebb St ASPENDALE 3195 (REI)<br>4 2 2 2<br>Price: \$1,025,000<br>Method: Private Sale<br>Date: 15/08/2017<br>Rooms: 6<br>Property Type: House (Res)<br>Land Size: 612 sqm approx   | Agent Comments                                      |
| 1.IA | 87 Albany Cr ASPENDALE 3195 (REI/VG)<br>4 2 1<br>Price: \$970,000<br>Method: Private Sale<br>Date: 18/09/2017<br>Rooms: -<br>Property Type: House (Res)<br>Land Size: 534 sqm approx | Agent Comments                                      |

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