

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

14 Yalambee Avenue, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$958,000

Property Type House

Suburb Aspendale

Period - From 01/01/2019

to

31/12/2019

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	26 Tarongo Dr ASPENDALE 3195	\$1,220,000	22/02/2020
2	23 Ebb St ASPENDALE 3195	\$1,205,000	26/10/2019
3	11 Parkview Dr ASPENDALE 3195	\$1,100,000	08/10/2019

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:

04/03/2020 09:23



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



26 Tarongo Dr ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,220,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)

23 Ebb St ASPENDALE 3195 (REI/VG)

Agent Comments



Price: \$1,205,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 613 sqm approx

11 Parkview Dr ASPENDALE 3195 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 08/10/2019

Property Type: House (Res)

Land Size: 501 sqm approx