

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	6 The Sands, Aspendale Gardens Vic 3195
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Indicative selling price

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

Single price	\$1,030,000
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Median sale price

Median price	\$932,500	House	X	Unit		Suburb	Aspendale Gardens
Period - From	01/10/2017	to	30/09/2018	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	24 Sanctuary PI ASPENDALE GARDENS 3195	\$1,200,000	26/05/2018
2	55 Nurten Pde ASPENDALE GARDENS 3195	\$1,075,000	30/05/2018
3	9 Cunningham CI ASPENDALE GARDENS 3195	\$1,050,000	15/07/2018

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.



4+ 2 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,030,000

Median House Price
Year ending September 2018: \$932,500

Comparable Properties



24 Sanctuary PI ASPENDALE GARDENS 3195 (REI/VG) **Agent Comments**

4 2 4

Price: \$1,200,000
Method: Private Sale
Date: 26/05/2018
Rooms: -
Property Type: House



55 Nurten Pde ASPENDALE GARDENS 3195 (REI/VG) **Agent Comments**

4 2 -

Price: \$1,075,000
Method: Private Sale
Date: 30/05/2018
Rooms: -
Property Type: House



9 Cunningham CI ASPENDALE GARDENS 3195 (REI/VG) **Agent Comments**

5 2 3

Price: \$1,050,000
Method: Private Sale
Date: 15/07/2018
Rooms: -
Property Type: House