

## 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 25 Branagan Drive, Aspendale Gardens Vic 3195

#### Indicative selling price

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

Single price \$860,000

#### Median sale price

Median price \$950,000

House

X

Unit

Suburb

Aspendale  
Gardens

Period - From 01/01/2018

to

31/12/2018

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	16 Laird CI ASPENDALE GARDENS 3195	\$940,000	13/10/2018
2	4 Sundew Ct ASPENDALE GARDENS 3195	\$870,000	09/01/2019
3	31 Branagan Dr ASPENDALE GARDENS 3195	\$825,000	03/12/2018

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   1

**Rooms:**

**Property Type:** House

**Agent Comments**

## Comparable Properties



**16 Laird CI ASPENDALE GARDENS 3195 (VG)**   **Agent Comments**

4   -   -

**Price:** \$940,000

**Method:** Sale

**Date:** 13/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 674 sqm approx



**4 Sundew Ct ASPENDALE GARDENS 3195 (REI)**   **Agent Comments**

4   2   2

**Price:** \$870,000

**Method:** Private Sale

**Date:** 09/01/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 599 sqm approx



**31 Branagan Dr ASPENDALE GARDENS 3195 (REI/VG)**   **Agent Comments**

3   2   2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 03/12/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 610 sqm approx