

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

58 ILUKA AVENUE ASPENDALE VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,365,000

Property type

House

Suburb

Aspendale

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

5 KARINGAL CRESCENT ASPENDALE VIC 3195	\$1,820,000	14-Apr-22
25 GOTHIC ROAD ASPENDALE VIC 3195	\$1,580,000	10-Jan-22
49 JAMES AVENUE ASPENDALE VIC 3195	\$1,900,000	01-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 27 June 2022



**5 KARINGAL CRESCENT
 ASPENDALE VIC 3195**

 4  2  2

Sold Price ^{RS} **\$1,820,000** Sold Date **14-Apr-22**

Distance -



**25 GOTHIC ROAD ASPENDALE VIC
 3195**

 4  2  1

Sold Price **\$1,580,000** Sold Date **10-Jan-22**

Distance -



**49 JAMES AVENUE ASPENDALE
 VIC 3195**

 4  2  2

Sold Price ^{RS} **\$1,900,000** ^{UN} Sold Date **01-Apr-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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