

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

19/5 TAYLOR 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

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Jan 2024

to

31 Dec 2024

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

6/237 STATION STREET EDITHVALE VIC 3196	\$715,000	23-Nov-24
8A LAWRENCE AVENUE ASPENDALE VIC 3195	\$790,000	08-Oct-24

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.

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**6/237 STATION STREET
EDITHVALE VIC 3196**

2 2 1

Sold Price ^{RS} **\$715,000** Sold Date **23-Nov-24**

Distance **1.77km**



**8A LAWRENCE AVENUE
ASPENDALE VIC 3195**

2 1 1

Sold Price **\$790,000** Sold Date **08-Oct-24**

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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