

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

1/23 Eulinga Avenue, Aspendale Vic 3195

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$1,340,000

Property Type

House

Suburb

Aspendale

Period - From

01/01/2022

to

31/12/2022

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	2/3 Parkview Dr ASPENDALE 3195	\$720,600	20/03/2023
2			
3			

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:

13/04/2023 10:57



Property Type: Strata Unit/Flat
Land Size: 313 m² sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending December 2022: \$1,340,000

Comparable Properties



2/3 Parkview Dr ASPENDALE 3195 (REI)

Agent Comments



Price: \$720,600
Method: Sold Before Auction
Date: 20/03/2023
Property Type: Townhouse (Res)

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.