Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/23 Eulinga Avenue, Aspendale Vic 3195
Including suburb and	1/23 Eulinga Avenue, Aspendale Vic 3195
postcode	

Indicative selling price

Property offered for sale

For the meaning of this	price see cor	nsumer.vic.gov.a	u/underquoting

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$1,340,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

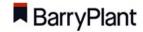
Address of comparable property		Price	Date of sale
1	2/3 Parkview Dr ASPENDALE 3195	\$720,600	20/03/2023
2			
3			

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)

2





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Price: \$720,600

Method: Sold Before Auction

Date: 20/03/2023

Property Type: Townhouse (Res)

Agent Comments

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.

Account - Barry Plant | P: 03 9586 0500



