

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

1-2 Alfred Street, Aspendale Vic 3195

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$837,500 Property Type Unit Suburb Aspendale

Period - From 01/01/2023 to 31/12/2023 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	1/1-5 Taylor Av ASPENDALE 3195	\$770,000	31/01/2024
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:

27/02/2024 15:34

1-2 Alfred Street, Aspendale Vic 3195

NICK JOHNSTONE
your personal agent

Joe Doyle

03 9553 8300

0435 937 864

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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

Year ending December 2023: \$837,500



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



1/1-5 Taylor Av ASPENDALE 3195 (REI)

Agent Comments

 2  1  1

Price: \$770,000

Method: Sold Before Auction

Date: 31/01/2024

Property Type: Unit

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 - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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