

## 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

1/28 EULINGA AVENUE ASPENDALE VIC 3195

### Indicative selling price

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

Single Price

or range  
between

\$682,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,500

Property type

Unit

Suburb

Aspendale

Period-from

01 May 2023

to

30 Apr 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

7/91-93 MCDONALD STREET MORDIALLOC VIC 3195	\$651,000	11-May-24
2/64 WHITE STREET MORDIALLOC VIC 3195	\$762,000	28-Mar-24
16B BIRDWOOD STREET ASPENDALE VIC 3195	\$799,999	25-Mar-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.~~

This Statement of Information was prepared on: 20 May 2024



**7/91-93 MCDONALD STREET  
MORDIALLOC VIC 3195**

2 1 1

Sold Price

<sup>RS</sup> **\$651,000** Sold Date **11-May-24**

Distance **1.65km**



**2/64 WHITE STREET MORDIALLOC  
VIC 3195**

2 1 -

Sold Price

<sup>RS</sup> **\$762,000** Sold Date **28-Mar-24**

Distance **1.81km**



**16B BIRDWOOD STREET  
ASPENDALE VIC 3195**

2 1 2

Sold Price

**\$799,999** Sold Date **25-Mar-24**

Distance **1.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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