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

6 MILTON COURT ASPENDALE GARDENS 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	\$1,000,000	&	\$1,100,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,187,500	Prope	erty type	House		Suburb	Aspendale Gardens
Period-from	01 Nov 2021	to	31 Oct 2	2022	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.

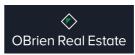
Address of comparable property	Price	Date of sale
11 HANNAGAN STREET ASPENDALE GARDENS VIC 3195	\$1,070,000	12-Jun-22
28 NURTEN PARADE ASPENDALE GARDENS VIC 3195	\$1,115,000	22-Aug-22
56 WINNERS CIRCLE ASPENDALE GARDENS VIC 3195	\$1,107,000	05-Sep-22

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: 22 November 2022





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11 HANNAGAN STREET **ASPENDALE GARDENS VIC 3195**

₾ 2 ⇔ 2 Sold Price

\$1,070,000 Sold Date **12-Jun-22**

0.17km Distance



28 NURTEN PARADE ASPENDALE Sold Price

GARDENS VIC 3195 ₾ 2

四 4

\$1,115,000 Sold Date 22-Aug-22

Distance 1.17km



56 WINNERS CIRCLE ASPENDALE Sold Price **GARDENS VIC 3195**

aggregation 2

RS \$1,107,000 Sold Date 05-Sep-22

Distance 0.49km

RS = Recent sale

UN = Undisclosed Sale

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