

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

1/100 STATION STREET ASPENDALE 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,440,000

Property type

House

Suburb

Aspendale

Period-from

01 Aug 2021

to

31 Jul 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

2/72 STATION STREET ASPENDALE VIC 3195	\$875,000	04-Mar-22
1/53 EULINGA AVENUE ASPENDALE VIC 3195	\$925,000	18-Jul-22
2/36 CLYDEBANK ROAD EDITHVALE VIC 3196	\$950,000	05-Mar-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: 26 August 2022

**2/72 STATION STREET
ASPENDALE VIC 3195**
 3  2  2

Sold Price

\$875,000

Sold Date

04-Mar-22

Distance

0.39km

**1/53 EULINGA AVENUE
ASPENDALE VIC 3195**
 3  1  1

Sold Price

\$925,000

Sold Date

18-Jul-22

Distance

1.09km
**2/36 CLYDEBANK ROAD
EDITHVALE VIC 3196**
 3  2  2

Sold Price

\$950,000

Sold Date

05-Mar-22

Distance

1.67km
RS = Recent sale

UN = Undisclosed Sale

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