

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

2/100 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,250

Property type

Unit

Suburb

Aspendale

Period-from

01 Jun 2022

to

31 May 2023

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

3/100 STATION STREET ASPENDALE VIC 3195	\$725,000	31-May-23
3/89 EDITHVALE ROAD EDITHVALE VIC 3196	\$785,000	31-May-23
1/213 STATION STREET EDITHVALE VIC 3196	\$810,000	21-Apr-23

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 June 2023



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**3/100 STATION STREET
ASCENDALE VIC 3195**

2 2 1

Sold Price ^{RS} **\$725,000** ^{UN} Sold Date **31-May-23**

Distance **0.01km**



**3/89 EDITHVALE ROAD
EDITHVALE VIC 3196**

2 2 1

Sold Price ^{RS} **\$785,000** Sold Date **31-May-23**

Distance **1.97km**



**1/213 STATION STREET EDITHVALE
VIC 3196**

2 2 1

Sold Price **\$810,000** Sold Date **21-Apr-23**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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