

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

7/7 Parkview Drive 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$774,500

Property type

Unit

Suburb

Aspendale

Period-from

01 Jul 2019

to

30 Jun 2020

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

16 Longbeach Close Aspendale VIC 3195	\$752,000	19-Feb-20
1/12 Ross Street Aspendale VIC 3195	\$779,000	08-Feb-20
25B Field Avenue Edithvale VIC 3196	\$786,200	25-May-20

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: 02 July 2020



16 Longbeach Close Aspendale VIC 3195

Sold Price

\$752,000

Sold Date

19-Feb-20

 3

 1

 2

Distance

0.41km

Notes from your agent

2 bedroom.



1/12 Ross Street Aspendale VIC 3195

Sold Price

\$779,000

Sold Date

08-Feb-20

 3

 2

 1

Distance

0.84km



25B Field Avenue Edithvale VIC 3196

Sold Price

^{RS} **\$786,200**

Sold Date

25-May-20

 3

 1

 1

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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