

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 HAYNES 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

\$980,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,145,000

Property type

House

Suburb

Aspendale Gardens

Period-from

01 Dec 2023

to

30 Nov 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

3 JUDE COURT ASPENDALE GARDENS VIC 3195	\$1,000,000	12-Sep-24
12 DENAHY COURT ASPENDALE GARDENS VIC 3195	\$963,500	14-Dec-24
3 ATKINSON COURT ASPENDALE GARDENS VIC 3195	\$1,042,000	09-Nov-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: 26 December 2024

Kristy Trisca

M 0432601725

E kristy.trisca@obrienrealestae.com.au



3 JUDE COURT ASPENDALE GARDENS VIC 3195

 3  2  2

Sold Price **\$1,000,000** Sold Date **12-Sep-24**

Distance **0.23km**



12 DENAHY COURT ASPENDALE GARDENS VIC 3195

 3  2  2

Sold Price ^{RS} **\$963,500** Sold Date **14-Dec-24**

Distance **1.2km**



3 ATKINSON COURT ASPENDALE GARDENS VIC 3195

 3  2  -

Sold Price **\$1,042,000** Sold Date **09-Nov-24**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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