

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

12A Fifth Avenue 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$774,500

Property type

Unit

Suburb

Aspendale

Period-from

01 Dec 2019

to

30 Nov 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

10A Lochiel Avenue Edithvale VIC 3196	\$1,012,000	07-May-20
10B Lochiel Avenue Edithvale VIC 3196	\$1,070,000	25-Jul-20
5 Second Avenue Aspendale VIC 3195	\$1,200,000	21-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: 31 December 2020



OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



10A Lochiel Avenue Edithvale VIC 3196

Sold Price

\$1,012,000

Sold Date **07-May-20**

3 2 2

Distance

0.1km



10B Lochiel Avenue Edithvale VIC 3196

Sold Price

\$1,070,000

Sold Date **25-Jul-20**

3 2 2

Distance

0.1km



5 Second Avenue Aspendale VIC 3195

Sold Price

\$1,200,000

Sold Date **21-May-20**

4 2 4

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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