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	13 Larnook Crescent 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	$995,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,000,000	Property type	House	Suburb	Aspendale
Period-from	01 Sep 2018	to	31 Aug 2019	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
50 Albany Crescent Aspendale VIC 3195	$1,005,000	31-Mar-19
25 Iluka Avenue Aspendale VIC 3195	$1,010,000	16-Jun-19
34 Helm Street Aspendale VIC 3195	$1,030,000	25-May-19

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.~~

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50 Albany Crescent Aspendale VIC 3195

4 2 2

Sold Price **$1,005,000** Sold Date **31-Mar-19**

Distance **0.68km**



25 Iluka Avenue Aspendale VIC 3195

4 2 2

Sold Price **$1,010,000** Sold Date **16-Jun-19**

Distance **0.76km**



34 Helm Street Aspendale VIC 3195

4 2 2

Sold Price **$1,030,000** Sold Date **25-May-19**

Distance **0.21km**

RS = Recent sale **UN** = Undisclosed Sale

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