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<br>Including suburb and postcode | 68 Nirringa 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~~ | | or range between | $910,000 | & | $980,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,000,000 | Property type | House | Suburb | Aspendale |
| Period-from | 01 Jan 2019 | to | 31 Dec 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 Kubis Avenue Aspendale VIC 3195 | $960,000 | 14-Dec-19 |
| 73 Tarongo Drive Aspendale VIC 3195 | $972,500 | 09-Dec-19 |
| 39 Iluka Avenue Aspendale VIC 3195 | $925,000 | 30-Nov-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.~~

This Statement of Information was prepared on: 30 January 2020

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**50 Kubis Avenue Aspendale VIC 3195**

3 2 3

Sold Price RS **$960,000** UN Sold Date **14-Dec-19**

Distance **0.63km**



**73 Tarongo Drive Aspendale VIC 3195**

4 2 4

Sold Price RS **$972,500** Sold Date **09-Dec-19**

Distance **0.26km**



**39 Iluka Avenue Aspendale VIC 3195**

3 2 3

Sold Price **$925,000** Sold Date **30-Nov-19**

Distance **0.13km**

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

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