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	2 BALAKA 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	$1,500,000	&	$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,362,500	Property type	House	Suburb	Aspendale
Period-from	01 Jan 2023	to	31 Dec 2023	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
7 LOCHIEL AVENUE EDITHVALE VIC 3196	$1,500,000	19-Oct-23

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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7 LOCHIEL AVENUE EDITHVALE VIC 3196

4 2 2

Sold Price RS **$1,500,000** Sold Date **19-Oct-23**

Distance **1.46km**

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

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