STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

10 The Sands, Aspendale Gardens, VIC 3195

Indicative selling price

Range between

880,000

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median price	House	Suburb
$973,000	*Delete house or unit as applicable	ASPENDALE GARDENS
Period from 03/03/2019	**Period to** 30/08/2019	**Source** Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



8 REGATTA COURT
ASPENDALE GARDENS

4 2 2

Price $915,500
Date of Sale 04/03/2019
Land 602 sqm



90 KEARNEY DRIVE
ASPENDALE GARDENS

3 2 2

Price $848,000
Date of Sale 05/06/2019
Land 603 sqm



82 NURTEN PARADE
ASPENDALE GARDENS

4 2 2

Price $875,000
Date of Sale 13/04/2019
Land 552 sqm

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