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	10b Gale Street, Aspendale, VIC 3195

Indicative selling price

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

Single price $1,220,000 or range between _____ & _____

Median sale price

Median price $1,095,000 Property type House Suburb ASPENDALE

Period - From 11/11/2020 to 10/05/2021 Source CoreLogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 4b Larnook Crescent Aspendale	$1,185,000	17/04/2021
2 2/21 Bowman Street Aspendale	$1,300,000	18/03/2021
3 4b Second Avenue Aspendale	$1,260,000	16/03/2021

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 six months.~~

This Statement of Information was prepared on: 10/05/2021