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	12 Derrick Close, Aspendale Gardens, VIC 3195

Indicative selling price

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

Single price	$1,300,000	or range between		&

Median sale price

Median price	$ 975,000	Property type	House	Suburb	ASPENDALE GARDENS
Period - From	20/12/2020	to	18/06/2021	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	64 Sutherland Avenue Aspendale Gardens Vic 3195	$1,384,000	2021-05-27
2	28 Reef Court Aspendale Gardens Vic 3195	$1,360,000	2021-04-10
3	5 Reumah Place, Aspendale Gardens	$1,265,000	2021-06-12

This Statement of Information was prepared on: 18/06/2021

CONSUMER AFFAIRS VICTORIA