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	30a Mount View Street, Aspendale, VIC 3195

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,338,250 Property Type House Suburb ASPENDALE

Period - From 07/05/2024 to 06/11/2024 Source core_logic

Comparable property sales

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

Address of comparable property	Price	Date of sale
1 55a Eulinga Avenue Aspendale Vic 3195	$1,712,000	2024-05-13
2 10b Foam Street Aspendale Vic 3195	$1,610,000	2024-07-26
3 10a Foam Street Aspendale Vic 3195	$1,610,000	2024-07-26

This Statement of Information was prepared on: 07/11/2024