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<br>Including suburb and postcode | 28 Lorenzo Way, Aspendale Gardens, VIC 3195 |

## Indicative selling price

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

Range between $985,000 & $1,050,000

## Median sale price

Median price $1,145,000 Property Type House Suburb Aspendale gardens

Period - From 10/06/2024 to 09/12/2024 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**A*** 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 3 Jude Court Aspendale Gardens Vic 3195 | $1,000,000 | 2024-09-12 |
| 2 3 Atkinson Court Aspendale Gardens Vic 3195 | $1,042,000 | 2024-11-09 |
| 3 9 Lorenzo Way Aspendale Gardens Vic 3195 | $980,000 | 2024-06-29 |

This Statement of Information was prepared on: 10/12/2024