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	8 Lorenzo Way, Aspendale Gardens VIC 3195

Indicative selling price

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

Single price $1,150,000

Median sale price

Median price $1,191,250 Property Type House Suburb Aspendale Gardens

Period - From 03/08/2024 to 02/02/2025 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
4 Chris Court Aspendale Gardens VIC 3195	$1,135,000	16/11/2024
19 Bianca Drive Aspendale Gardens VIC 3195	$1,180,000	16/11/2024
4 Arlunya Court Aspendale Gardens VIC 3195	$1,122,000	24/10/2024

This Statement of Information was prepared on: 03/02/2025