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	18 Atlantis Court, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between $1,220,000 & $1,280,000

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 Palmtree Place Aspendale Gardens VIC 3195	$1,250,000	05/10/2024
4 Hilda Mews Aspendale Gardens VIC 3195	$1,205,000	04/10/2024
29 Atlantis Court Aspendale Gardens Vic 3195	$1,171,000	07/09/2024

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