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	3 Rava Court, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between $950,000 & $995,000

Median sale price

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

Period - From 29/07/2024 to 28/01/2025 Source core_logic

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

B* 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
7 Haynes Court Aspendale Gardens VIC 3195	$955,000	13/01/2025
12 Denahy Court Aspendale Gardens VIC 3195	$963,500	14/12/2024
28 Lorenzo Way Aspendale Gardens VIC 3195	$990,000	19/12/2024

This Statement of Information was prepared on: 29/01/2025