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 Kentia Court, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between $1,390,000 & $1,490,000

Median sale price

Median price $1,198,750 Property Type House Suburb Aspendale Gardens

Period - From 24/08/2024 to 23/02/2025 Source core_logic

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

A* These are the three properties sold within two kilometres of the property of the sale in the last six 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
7 Yvette Court Aspendale Gardens VIC 3195	$1,407,000	30/11/2024
19 Branagan Drive Aspendale Gardens VIC 3195	$1,390,000	24/08/2024
31 Kearney Drive Aspendale Gardens VIC 3195	$1,421,000	16/11/2024

This Statement of Information was prepared on: 24/02/2025