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	1 JUDE COURT ASPENDALE GARDENS VIC 3195

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,191,250	Property type	House	Suburb	Aspendale Gardens
Period-from	01 Jan 2024	to	31 Dec 2024	Source	Corelogic

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

A* ~~These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
41 NURTEN PARADE ASPENDALE GARDENS VIC 3195	$1,245,000	21-Dec-24
89 KEARNEY DRIVE ASPENDALE GARDENS VIC 3195	$1,240,000	26-Oct-24

OR

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 6 months.

This Statement of Information was prepared on: 22 January 2025

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41 NURTEN PARADE ASPENDALE GARDENS VIC 3195

4 3 3

Sold Price RS **$1,245,000** Sold Date **21-Dec-24**

Distance **0.28km**



89 KEARNEY DRIVE ASPENDALE GARDENS VIC 3195

4 2 2

Sold Price RS **$1,240,000** Sold Date **26-Oct-24**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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