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	14 Cunningham Close, Aspendale Gardens VIC 3195

Indicative selling price

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

Range between $1,050,000 & $1,100,000

Median sale price

Median price $1,228,500 Property Type House Suburb Aspendale Gardens

Period - From 22/10/2024 to 21/04/2025 Source price_finder

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 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
3 Rava Court Aspendale Gardens VIC	$1,061,000	29/03/2025
12 Winners Circle Aspendale Gardens VIC	$1,050,000	08/01/2025
4 Chris Court Aspendale Gardens VIC	$1,135,000	16/11/2024

This Statement of Information was prepared on: 22/04/2025