Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	45 ILUKA AVENUE ASPENDALE 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,270,500	Property type	House	Suburb	Aspendale
Period-from	01 Jul 2021	to	30 Jun 2022	Source	Corelogic

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

A* ~~These are the three properties sold within five kilometres of the property for sale in the last 18 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
4 KARINGAL CRESCENT ASPENDALE VIC 3195	1180000	24-Jun-22
87 NIRRINGA AVENUE ASPENDALE VIC 3195	1250000	18-Feb-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 04 July 2022

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4 KARINGAL CRESCENT ASPENDALE VIC 3195

3 1 2

Sold Price RS 1180000 Sold Date 24-Jun-22

Distance 0.39km



87 NIRRINGA AVENUE ASPENDALE VIC 3195

4 2 1

Sold Price 1250000 Sold Date 18-Feb-22

Distance 0.14km

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

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