

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

44A Station Street 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

\$740,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Aspendale

Period-from

01 Nov 2019

to

31 Oct 2020

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

7/7 Parkview Drive Aspendale VIC 3195	\$760,000	22-Jul-20
14 Longbeach Close Aspendale VIC 3195	\$770,000	20-Oct-20
5/188-190 Beach Road Mordialloc VIC 3195	\$787,000	07-Aug-20

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.~~

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OBrien Real Estate

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7/7 Parkview Drive Aspendale VIC 3195

Sold Price

\$760,000

Sold Date

22-Jul-20

4

1

1

Distance

0.64km

Notes from your agent

Sold \$760,000. 3 bed, 1 bath, complex of 20 units. 144m2 of land.



14 Longbeach Close Aspendale VIC 3195

Sold Price

^{RS} **\$770,000**

Sold Date

20-Oct-20

3

1

2

Distance

0.65km



5/188-190 Beach Road Mordialloc VIC 3195

Sold Price

\$787,000

Sold Date

07-Aug-20

3

2

1

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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