

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 3/2-4 Groves Street, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,002,500 Property Type House Suburb Aspendale

Period - From 01/10/2018 to 30/09/2019 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/2-4 Groves St ASPENDALE 3195	\$1,160,000	08/08/2019
2	8b Glen St ASPENDALE 3195	\$1,120,000	21/09/2019
3	15 Birdwood St ASPENDALE 3195	\$1,080,000	05/10/2019

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 six months.~~

This Statement of Information was prepared on: 27/11/2019 13:18

 3  2  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median House Price
Year ending September 2019: \$1,002,500

Comparable Properties



5/2-4 Groves St ASPENDALE 3195 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,160,000
Method: Sold Before Auction
Date: 08/08/2019
Property Type: Townhouse (Res)



8b Glen St ASPENDALE 3195 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,120,000
Method: Auction Sale
Date: 21/09/2019
Property Type: Townhouse (Res)
Land Size: 308 sqm approx



15 Birdwood St ASPENDALE 3195 (REI)

Agent Comments

 3  2  2

Price: \$1,080,000
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 776 sqm approx