### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/2-4 Groves Street, Aspendale Vic 3195

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,080,000		&		\$1,180,000			
Median sale p	rice							
Median price	\$1,002,500	Pro	operty Type	Hous	se		Suburb	Aspendale
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ado	dress 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

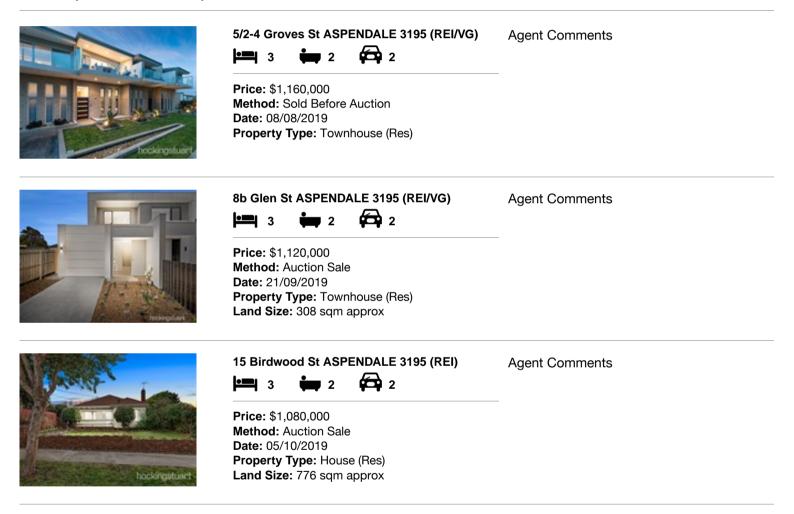


# **M**c**Grath**



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**



Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.