

Statement of Information

michael@sellinghomemelbourne.com.au

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 5/152-153 Station Street, Aspendale Vic 3195

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$779,000 House Unit X Suburb Aspendale

Period - From 01/07/2018 to 30/06/2019 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	1/79 Northcliffe Rd EDITHVALE 3196	\$600,000	10/07/2019
2	37 Tudor Ct EDITHVALE 3196	\$596,000	24/02/2019
3	2/189 Nepean Hwy ASPENDALE 3195	\$575,000	21/03/2019

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.

5/152-153 Station Street, Ascendale Vic 3195

Michael Scudds
8418-6455
0418 380 314
michael@sellinghomesmelbourne.com.au



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median Unit Price
Year ending June 2019: \$779,000

Comparable Properties

1/79 Northcliffe Rd EDITHVALE 3196 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 10/07/2019
Rooms: 3
Property Type: Unit
Land Size: 487 sqm approx



37 Tudor Ct EDITHVALE 3196 (REI/VG)

Agent Comments



Price: \$596,000
Method: Private Sale
Date: 24/02/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 145 sqm approx



2/189 Nepean Hwy ASPENDALE 3195 (VG)

Agent Comments



Price: \$575,000
Method: Sale
Date: 21/03/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)