

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

15 Kubis Avenue, Aspendale Vic 3195

Indicative selling price

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

Range between \$820,000 & \$870,000

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 | 2 Kubis Av ASPENDALE 3195 | \$887,000 | 26/10/2019 |
| 2 | 11 First Av ASPENDALE 3195 | \$855,000 | 12/10/2019 |
| 3 | 18 Mill St ASPENDALE 3195 | \$830,000 | 24/10/2019 |

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:

11/11/2019 10:55



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$820,000 - \$870,000

Median House Price

Year ending September 2019: \$1,002,500

Comparable Properties



2 Kubis Av ASPENDALE 3195 (REI)

Agent Comments

4 2 3

Price: \$887,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)



11 First Av ASPENDALE 3195 (REI)

Agent Comments

3 1 1

Price: \$855,000

Method: Auction Sale

Date: 12/10/2019

Property Type: House (Res)

Land Size: 520 sqm approx



18 Mill St ASPENDALE 3195 (REI)

Agent Comments

4 1 2

Price: \$830,000

Method: Private Sale

Date: 24/10/2019

Property Type: House