

## 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

1/17 MOUNT VIEW STREET ASPENDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$807,499

Property type

Unit

Suburb

Aspendale

Period-from

01 Jun 2023

to

31 May 2024

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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 1/11 EBB STREET ASPENDALE VIC 3195 | \$1,030,000 | 22-Mar-24 |
| 2/9 ROSS STREET ASPENDALE VIC 3195 | \$1,045,000 | 12-Apr-24 |
| 1C FOAM STREET ASPENDALE VIC 3195  | \$1,150,000 | 04-May-24 |

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.~~

This Statement of Information was prepared on: 11 June 2024

**1/11 EBB STREET ASPENDALE VIC 3195**

Sold Price

<sup>RS</sup> **\$1,030,000**

Sold Date

**22-Mar-24**

3 2 2

Distance

**0.45km****2/9 ROSS STREET ASPENDALE VIC 3195**

Sold Price

<sup>RS</sup> **\$1,045,000**

Sold Date

**12-Apr-24**

3 2 -

Distance

**1.87km****1C FOAM STREET ASPENDALE VIC 3195**

Sold Price

<sup>RS</sup> **\$1,150,000**

Sold Date

**04-May-24**

3 2 2

Distance

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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