

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

12 Carpentaria Court, Aspendale Gardens Vic 3195
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Indicative selling price

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

Range between

\$1,100,000

 &

\$1,200,000

Median sale price

Median price

\$1,125,000

 Property Type

House

 Suburb

Aspendale Gardens

Period - From

08/08/2022

 to

07/08/2023

 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	16 Trawalla St ASPENDALE GARDENS 3195	\$1,176,000	05/08/2023
2	71 Kearney Dr ASPENDALE GARDENS 3195	\$1,155,000	30/05/2023
3	8 The Sands ASPENDALE GARDENS 3195	\$1,140,000	22/04/2023

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:

08/08/2023 15:45



Property Type: House

Land Size: 635sqms sqm approx

Agent Comments

Comparable Properties



16 Trawalla St ASPENDALE GARDENS 3195 (REI)

Agent Comments



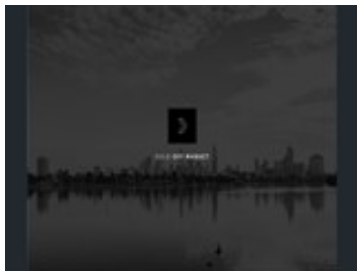
Price: \$1,176,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 571 sqm approx



71 Kearney Dr ASPENDALE GARDENS 3195 (REI)

Agent Comments



Price: \$1,155,000

Method: Private Sale

Date: 30/05/2023

Property Type: House

Land Size: 614 sqm approx



8 The Sands ASPENDALE GARDENS 3195 (REI/VG)

Agent Comments



Price: \$1,140,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 750 sqm approx