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

16 Helm Street, Aspendale Vic 3195

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,450,000		&		\$1,490,000			
Median sale p	rice							
Median price	\$1,365,000	Pro	operty Type	Hou	ise		Suburb	Aspendale
Period - From	01/01/2023	to	31/03/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	32 Laura St ASPENDALE 3195	\$1,360,000	23/03/2023
2	17 Ebb St ASPENDALE 3195	\$1,350,000	10/03/2023
3	4 Carinya Av ASPENDALE 3195	\$1,300,000	20/02/2023

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:

01/06/2023 13:56



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Property Type: Divorce/Estate/Family Transfers Land Size: 604 sqm approx Agent Comments

Indicative Selling Price \$1,450,000 - \$1,490,000 **Median House Price** March guarter 2023: \$1,365,000

Comparable Properties



32 Laura St ASPENDALE 3195 (REI)



Price: \$1,360,000 Method: Sold Before Auction Date: 23/03/2023 Property Type: House (Res)

17 Ebb St ASPENDALE 3195 (REI)

2

2

Agent Comments



Price: \$1,350,000 Method: Private Sale Date: 10/03/2023 Property Type: House

Land Size: 621 sqm approx

4



4 Carinya Av ASPENDALE 3195 (REI)

Ý 4

Agent Comments

Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 20/02/2023 Property Type: House Land Size: 635 sqm approx

Account - Buxton | P: 03 9563 9933



propertydata

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