

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

17 Branagan Drive, Aspendale Gardens, VIC 3195
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Indicative selling price

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

Single price

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 or range between

\$1,100,000

 &

\$1,150,000

Median sale price

Median price

\$1,115,000

 Property type

House

 Suburb

ASPENDALE GARDENS

Period - From

10/10/2022

 to

09/10/2023

 Source

core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	16 Trawalla Street Aspendale Gardens Vic 3195	\$1,176,000	2023-08-05
2	1 Denahy Court Aspendale Gardens Vic 3195	\$1,100,000	2023-08-12
3	9 Forbes Drive Aspendale Gardens Vic 3195	\$1,095,000	2023-03-28

This Statement of Information was prepared on:

10/10/2023

