

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

2/12 ROSS STREET ASPENDALE VIC 3195

Indicative selling price

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

Single Price

or range
between

\$900,000

&

\$965,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

Unit

Suburb

Aspendale

Period-from

01 Feb 2023

to

31 Jan 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

3/8 ROSS STREET ASPENDALE VIC 3195	\$910,000	09-Sep-22
2/8 ROSS STREET ASPENDALE VIC 3195	\$940,000	29-Jul-23

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: 12 February 2024



3/8 ROSS STREET ASPENDALE VIC Sold Price **3195**

\$910,000 Sold Date **09-Sep-22**

3 2 2

Distance **0.04km**



2/8 ROSS STREET ASPENDALE VIC Sold Price **3195**

\$940,000 Sold Date **29-Jul-23**

3 2 2

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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