

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 CAPTAIN 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

\$1,325,000

&

\$1,425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,332,500

Property type

House

Suburb

Aspendale

Period-from

01 Apr 2023

to

31 Mar 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

2 EBB STREET ASPENDALE VIC 3195	\$1,500,000	21-Dec-23
15 MOUNT VIEW STREET ASPENDALE VIC 3195	\$1,500,000	15-Nov-23
105 STATION STREET ASPENDALE VIC 3195	\$1,315,000	22-Feb-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.~~

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2 EBB STREET ASPENDALE VIC 3195

4 2 2

Sold Price ^{RS} **\$1,500,000** ^{UN} Sold Date **21-Dec-23**

Distance **0.09km**



15 MOUNT VIEW STREET ASPENDALE VIC 3195

3 - -

Sold Price **\$1,500,000** Sold Date **15-Nov-23**

Distance **0.51km**



105 STATION STREET ASPENDALE VIC 3195

3 2 2

Sold Price ^{RS} **\$1,315,000** Sold Date **22-Feb-24**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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