

## 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

20 JAMES AVENUE ASPENDALE VIC 3195

### Indicative selling price

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

Single Price

or range  
between

\$1,200,000

&

\$1,280,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,345,000

Property type

House

Suburb

Aspendale

Period-from

01 May 2023

to

30 Apr 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

13 KARINGAL CRESCENT ASPENDALE VIC 3195	\$1,200,000	26-Mar-24
57 LAURA STREET ASPENDALE VIC 3195	\$1,300,000	12-Mar-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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**13 KARINGAL CRESCENT  
ASCENDALE VIC 3195**

3 1 2

Sold Price <sup>RS</sup> **\$1,200,000** <sup>UN</sup> Sold Date **26-Mar-24**

Distance **1.55km**



**57 LAURA STREET ASCENDALE  
VIC 3195**

3 2 2

Sold Price **\$1,300,000** Sold Date **12-Mar-24**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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