

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

3/8 BONA VISTA AVENUE 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

\$3,600,000

&

\$3,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$796,000

Property type

Unit

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

2/54 NEPEAN HIGHWAY ASPENDALE VIC 3195	\$3,800,000	-
9-11 GLADSTONE AVENUE ASPENDALE VIC 3195	\$4,200,000	24-Nov-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: 30 April 2024



Rod Richardson
P 03 9583 3246
M 0409 421 742
E rod.richardson@belleproperty.com



**2/54 NEPEAN HIGHWAY
ASPENDALE VIC 3195**

3 2 2

Sold Price **\$3,800,000** Sold Date -

Distance **0.96km**



**9-11 GLADSTONE AVENUE
ASPENDALE VIC 3195**

5 2 2

Sold Price **\$4,200,000** Sold Date **24-Nov-23**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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