

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

30 Larnook Crescent, Aspendale Vic 3195

Indicative selling price

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

Range between

\$1,195,000

&

\$1,300,000

Median sale price

Median price

\$1,315,000

Property Type

House

Suburb

Aspendale

Period - From

01/04/2023

to

31/03/2024

Source

REIV

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 six 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
1	6 Fourth Av ASPENDALE 3195	\$1,365,000	05/04/2024
2	4 Tarongo Dr ASPENDALE 3195	\$1,256,000	05/02/2024
3	87 Winners Ccl ASPENDALE GARDENS 3195	\$1,130,000	24/11/2023

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 six months.~~

This Statement of Information was prepared on:

07/05/2024 12:03



 4  3  3

Property Type:
Land Size: 573 sqm approx
Agent Comments

Indicative Selling Price
\$1,195,000 - \$1,300,000
Median House Price
Year ending March 2024: \$1,315,000

Comparable Properties



6 Fourth Av ASPENDALE 3195 (REI)

Agent Comments

 3  2  2

Price: \$1,365,000
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 516 sqm approx



4 Tarongo Dr ASPENDALE 3195 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,256,000
Method: Sold Before Auction
Date: 05/02/2024
Property Type: House (Res)
Land Size: 534 sqm approx



87 Winners Ccl ASPENDALE GARDENS 3195 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,130,000
Method: Private Sale
Date: 24/11/2023
Property Type: House
Land Size: 530 sqm approx

Account - Marshall White | P: 03 9822 9999