

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

4/3 Lincoln Parade, Aspendale Vic 3195

Indicative selling price

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

Range between \$890,000 & \$940,000

Median sale price

Median price \$1,025,000 Property Type Townhouse Suburb Aspendale

Period - From 23/11/2022 to 22/11/2023 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	3 Denahy Ct ASPENDALE GARDENS 3195	\$940,000	16/10/2023
2	1/148 Nepean Hwy ASPENDALE 3195	\$930,000	11/11/2023
3	2/33 Munro Av EDITHVALE 3196	\$906,000	29/07/2023

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:

23/11/2023 11:02

4/3 Lincoln Parade, Aspendale Vic 3195

Ami Russell
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3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$890,000 - \$940,000
Median Townhouse Price
23/11/2022 - 22/11/2023: \$1,025,000

Comparable Properties



3 Denahy Ct ASPENDALE GARDENS 3195 (REI)

Agent Comments

3 2 2

Price: \$940,000

Method: Sold Before Auction

Date: 16/10/2023

Property Type: House (Res)

Land Size: 533 sqm approx

1/148 Nepean Hwy ASPENDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$930,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)



2/33 Munro Av EDITHVALE 3196 (REI)

Agent Comments

3 2 1

Price: \$906,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Unit

Account - Jellis Craig



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