

# 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 Helm Street, Aspendale Vic 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,325,000 Property Type House Suburb Aspendale

Period - From 01/10/2023 to 31/12/2023 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	6 Mount View St ASPENDALE 3195	\$1,370,000	16/10/2023
2	57 Laura St ASPENDALE 3195	\$1,300,000	13/03/2024
3	42 Langrigg Av EDITHVALE 3196	\$1,280,000	16/03/2024

**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:

21/03/2024 10:02



**Property Type:** House (Res)  
**Land Size:** 604 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2023: \$1,325,000

## Comparable Properties



**6 Mount View St ASPENDALE 3195 (VG)**

**Agent Comments**



**Price:** \$1,370,000  
**Method:** Sale  
**Date:** 16/10/2023  
**Property Type:** Development Site (Res)  
**Land Size:** 740 sqm approx



**57 Laura St ASPENDALE 3195 (REI)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Sold Before Auction  
**Date:** 13/03/2024  
**Property Type:** House  
**Land Size:** 508 sqm approx



**42 Langrigg Av EDITHVALE 3196 (REI)**

**Agent Comments**



**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx

**Account - Buxton** | P: 03 9772 7222 | F: 03 9776 0501