

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

52 James Avenue, Aspendale Vic 3195

Indicative selling price

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

Range between \$1,190,000 & \$1,240,000

Median sale price

Median price \$1,340,000 Property Type House Suburb Aspendale

Period - From 01/01/2024 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	3 Karingal Cr ASPENDALE 3195	\$1,286,500	19/05/2024
2	7 Albany Cr ASPENDALE 3195	\$1,255,000	28/05/2024
3	13 Karingal Cr ASPENDALE 3195	\$1,200,000	26/03/2024

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:

05/06/2024 14:42



Property Type:
Divorce/Estate/Family Transfers
Land Size: 606 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,240,000
Median House Price
March quarter 2024: \$1,340,000

Comparable Properties



3 Karingal Cr ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,286,500
Method: Private Sale
Date: 19/05/2024
Property Type: House (Res)
Land Size: 542 sqm approx



7 Albany Cr ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,255,000
Method: Private Sale
Date: 28/05/2024
Property Type: House
Land Size: 698 sqm approx



13 Karingal Cr ASPENDALE 3195 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 26/03/2024
Property Type: House

Account - Barry Plant | P: 03 9586 0500