

## 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

7 ALBANY CRESCENT ASPENDALE VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,295,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,332,500

Property type

House

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

6 FOURTH AVENUE ASPENDALE VIC 3195	\$1,365,000	05-Apr-24
105 STATION STREET ASPENDALE VIC 3195	\$1,315,000	22-Feb-24
37 ALBANY CRESCENT ASPENDALE VIC 3195	\$1,360,000	27-Mar-24

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.~~

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**6 FOURTH AVENUE ASPENDALE  
VIC 3195**

3 2 1

Sold Price

<sup>RS</sup> **\$1,365,000**

Sold Date **05-Apr-24**

Distance **1.03km**



**105 STATION STREET ASPENDALE  
VIC 3195**

3 2 2

Sold Price

<sup>RS</sup> **\$1,315,000**

Sold Date **22-Feb-24**

Distance **0.17km**



**37 ALBANY CRESCENT  
ASPENDALE VIC 3195**

4 2 2

Sold Price

<sup>RS</sup> **\$1,360,000**

Sold Date **27-Mar-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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