

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

9 Sanctuary Place, Aspendale Gardens, VIC 3195

Indicative selling price

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

Single price

or range between

\$1,100,000

&

\$1,150,000

Median sale price

Median price

\$1,117,000

Property type

House

Suburb

ASPENDALE GARDENS

Period - From

21/03/2023

to

20/03/2024

Source

core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	22 Jacqueline Drive Aspendale Gardens Vic 3195	\$1,100,000	2024-03-16
2	18 Ghiran Close Aspendale Gardens Vic 3195	\$1,117,000	2023-12-14
3	2 Monique Court Aspendale Gardens Vic 3195	\$1,216,000	2024-03-16

This Statement of Information was prepared on: 21/03/2024

