

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

3/98 Station street, Aspendale, VIC 3195

Indicative selling price

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

Range between \$945,000 & \$1039,500

Median sale price

Median price \$1,410,000 Property Type House Suburb Aspendale

Period - From 1 Aug 2022 to 31 Jul 2023 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 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	3/192-194 Nepean Highway, Aspendale, Vic 3195	\$950,000	02/09/2023
2	34 Inlet Street, Aspendale, Vic 3195	\$1,210,000	13/09/2023
3	2a Robertson Parade, Aspendale, Vic 3195	\$1,007,000	25/09/2023

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: 11/10/2023 11:11