

## 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  
6a Ebb 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 \$1,100,000 & \$1,190,000

#### Median sale price

Median price \$1,032,500 House X Unit Suburb Aspendale

Period - From 01/10/2017 to 30/09/2018 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	29 Montgomery St MORDIALLOC 3195	\$1,310,000	12/11/2018
2	12b Steedman St MORDIALLOC 3195	\$1,300,000	24/11/2018
3	3/55 Bear St MORDIALLOC 3195	\$1,100,000	06/10/2018

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.~~