

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
2/2 Bega Court, Aspendale Vic 3195

Indicative selling price

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

Single price \$1,190,000

Median sale price

Median price \$1,032,500 House 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	7b Lawrence Av ASPENDALE 3195	\$1,280,000	21/07/2018
2	7a Taylor Av ASPENDALE 3195	\$1,057,000	14/08/2018
3	51a Field Av EDITHVALE 3196	\$1,045,000	15/12/2018

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.